Boral Resources (Country) Pty Limited

Teven Quarry Extension Project

Scoping Report

June 2025

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Scoping Report

Prepared for Boral Resources (Country) Pty Limited

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1-1	19/06/25	Final	J.Arnold (APC)	R.Wong (Boral)

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1—Introduction

This chapter introduces the Project and provides relevant background information.

1.1 Overview

Boral Resources (Country) Pty Limited (Boral) owns and operates the Teven Quarry (the quarry), a hard rock basalt and argillite quarry located approximately 9 km north-west of Ballina on North Teven Road. It is within the Ballina local government area (LGA), and on the lands of the Bundjalung Nation. The quarry produces a range of hard rock quarry products for concrete and asphalt manufacture, road and infrastructure construction, land rehabilitation and other related developments.

The current development approval (DA 1995/292) for the quarry was granted consent by the Land and Environment Court on 27 June 1996 and has been modified twice. DA 1995/292 (as modified) allows for the production (extraction, processing and transportation) of up to 500,000 tonnes per annum (tpa) of crushed hard rock products until June 2026.

To meet significant local and regional demand for high-quality hard rock quarry products and to allow for the continuation of existing quarry operations, Boral proposes to develop the Teven Quarry Extension Project (the Project). Key components of the Project include extending the existing quarry extraction area to access approximately 11.3 million tonnes (Mt) of additional resource (basalt and argillite), upgrading existing plant and infrastructure, and extending the life of the quarry by up to a further 30 years. There would be no change to the approved production rate, operational vehicle movements, or hours of operation.

The Project is State Significant Development (SSD) pursuant to the NSW *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP). Approval for the Project is required under Part 4, Division 4.7 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). An SSD application must be accompanied by an environmental impact statement (EIS).

Additionally, it is noted that Boral is seeking a separate approval from Ballina Shire Council to extend the quarry's life by around seven years. This is subject to a separate development application (DA) currently being prepared, which provides a contingency should there be any delays in the determination of the SSD application. Boral intends to lodge the DA with Balina Shire Council in the second half of 2025.

This Scoping Report has been prepared by Arnold Planning and Consulting (APC) in accordance with the NSW Government's S*tate Significant Development Guidelines - Preparing a Scoping Report* (SSD Scoping Report Guidelines) (DPIE, 2022). This Scoping Report aims to request and inform the content of the Secretary's Environmental Assessment Requirements (SEARs) and inform the preparation of an EIS for the Project.

1.2 The proponent

The proponent is Boral Resources (Country) Pty Limited, a wholly owned subsidiary of Boral Limited. Boral Limited is Australia's largest integrated construction materials company, producing and selling a broad range of construction materials, including quarry products, cement, concrete, asphalt and recycled materials. Relevant details for Boral are provided in Table 1.1.

Table 1.1 Proponent details

Details	Particulars
Proponent	Boral Resources (Country) Pty Limited
ABN	51 000 187002
Address	Level 3, Triniti2, 39 Delhi Road, North Ryde, NSW 2113
Contact	Roland Wong, Planning & Development Manager (NSW & ACT)
Contact details	Roland.Wong@boral.com.au

Boral Limited has over 4,500 employees in its quarry, concrete, asphalt, cement, recycling, and placing operations. The business is a major supplier of products to the dwelling, commercial construction, and roads and engineering markets.

Boral Limited operates 25 quarries in NSW and ACT, producing concrete aggregates, crushed rock, asphalt and sealing aggregates, road base materials, sand, and gravel for the Australian construction materials industry.

1.3 Regional and site context

The quarry address is 348 North Teven Road, Teven, NSW 2478, and is legally described as Lot 105 in Deposited Plan (DP) 1038360. The quarry is located approximately 9 km north-west of Ballina and is within the Ballina Shire local government area (LGA).

A regional context plan is provided in Figure 1.1.

Access to the quarry site is provided via a single entry/exit point on the east side of North Teven Road.

The quarry is situated within a predominantly rural setting, bordered by rural residential properties to the north and east, Beacon Road to the south, and North Teven Road to the west. Maguires Creek runs north-south on the opposite (western) side of North Teven Road. The quarry is surrounded by mature vegetation, which provides an effective screen to the site from the surrounding area.

The site context plan provided in Figure 1.2 shows the surrounding residential receivers, with the closest residences located approximately 200 m to the west of the quarry on Teven Road (on the opposite side of Maguires Creek) and approximately 200 m to the east on Beacon Road.

1.4 Approvals and licences

1.4.1 Development approvals

A summary of the development approvals relating to the quarry is provided in Table 1.2

Table 1.2 Summary of development approvals

Determination date - consent authority	DA reference	Details
27/06/1996 - Land and Environment Court (approved)	DA1995/292	Continuation and extension of historical quarrying operations with a maximum production rate of 500,000 tpa.
13/12/2011 - Ballina Shire Council (approved)	DA 1995/292 (Modification 1)	Modification of DA1995/292 to bring forward Council's review of the final termination date for the consent.
24/11/2016 - Ballina Shire Council (approved)	DA 1995/292 (Modification 2)	Modification of DA1995/292 to: • provide certainty around the final termination date for the consent; • allow for the operation of a mobile crushing plant; • include contemporary environmental performance criteria for air and noise; and • modify the approved hours of operation for the processing of quarry materials.

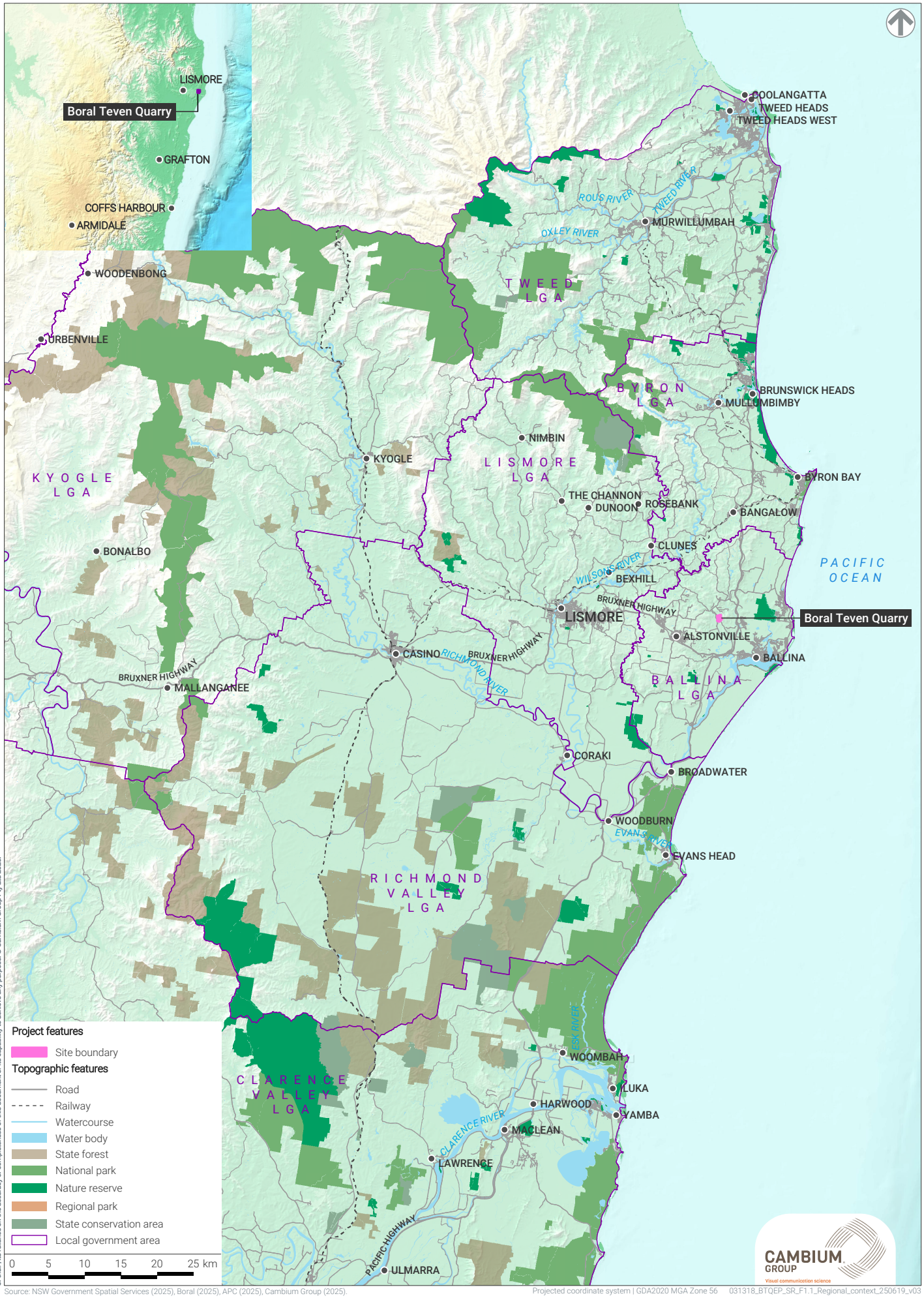
1.4.2 Environmental Protection Licence

The quarry is defined as a scheduled premise under Schedule 1 of the NSW P*rotection of the Environment Operations Act 1997*, and accordingly, Boral holds Environment Protection Licence No. 2261 (EPL 2261).

EPL 2261 authorises the carrying out of extractive and processing activities, including crushing, grinding or separating, at a scale of between 100,000 and 500,000 tpa.

Figure 1.1

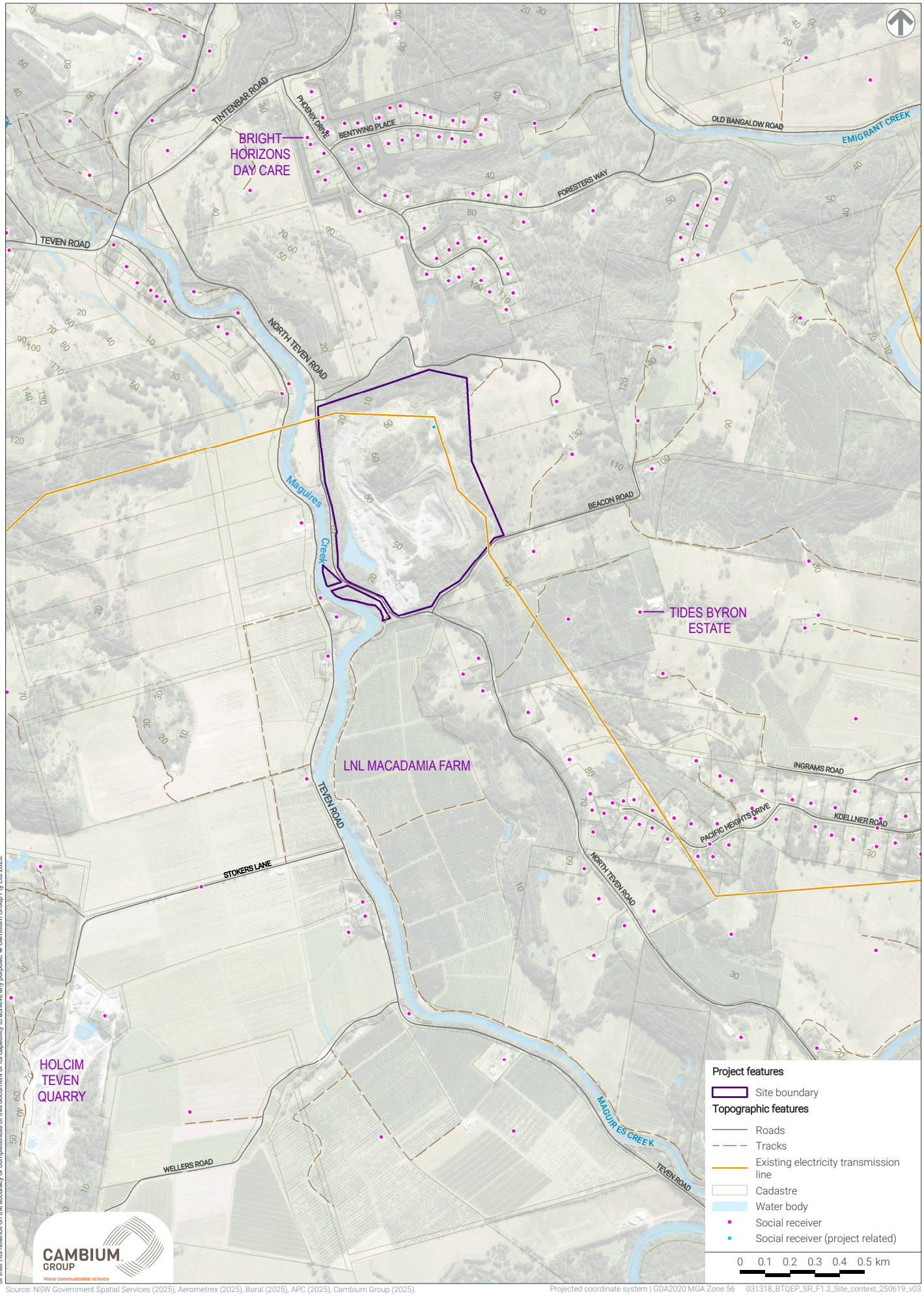
Regional context



Source: NSW Government Spatial Services (2025), Boral (2025), APC (2025), Cambium Group (2025).

Projected coordinate system | GDA2020 MGA Zone 56

Figure 1.2
Site context



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

Projected coordinate system | GDA2020 MGA Zone 56 031318_BTQEP_SR_F1.2_Site_context_250619_v03

1.5 The existing quarry

1.5.1 The quarry site

As shown in Figure 1.3, the quarry site covers an area of approximately 56 ha and is made up of the following key components:

- **Ancillary components area** - located in the south-western part of the quarry site, adjacent to the entrance on North Teven Road, this area includes an office, amenities, workshop, light vehicle parking and a wheel wash.
- **Processing and stockpiling area** - located in the southern part of the quarry site, adjacent to the north of the ancillary components area, this area includes a fixed processing plant and pre-coat plant, weighbridge, and designated areas for stockpiling (refer to Photograph 1.1).
- **Water management infrastructure** - including a main dam, sediment dams, and clean and dirty water diversions.
- **Basalt Quarry pit** - approximately 7.2 ha and located in the south-eastern part of the quarry site (refer to Photograph 1.2).
- **Argillite Quarry pits** - comprising two quarry pits, a north-south orientated pit approximately 7.6 ha in the western part of the quarry site (Argillite Quarry 1) (refer to Photograph 1.3), and an east-west orientated pit approximately 5 ha across the northern part of the quarry site (Argillite Quarry 2) (refer to Photograph 1.4).
- **Biodiversity regeneration area** - comprising two areas of remnant vegetation (sub-tropical rainforest and disturbed littoral rainforest) in the eastern and north-western parts of the quarry site, which are subject to ongoing maintenance and revegetation activities.

1.5.2 Existing operations

The current quarry approval (DA 1995/292) allows for the production (extraction, processing and transportation) of up to 500,000 tpa of crushed hard rock products.

As shown in Figure 1.3, the quarry comprises three pits: the Basalt Quarry, Argillite Quarry 1 and Argillite Quarry 2. Basalt and argillite are extracted using traditional drill and blast, and load and haul methods. The quarry pits have been developed as a series of benches (up to four) with face heights typically around 10-15 m. Blasts typically occur no more than once per month. Material is loaded from the blast heap by a front-end loader into a haul truck and transported via internal haul roads to a processing plant for crushing and screening (if saleable) or an overburden stockpile area (if non-saleable).

Boral primarily use a fixed processing plant with a maximum capacity of approximately 200 tonnes of product per hour.

Boral also use mobile processing plant, which is brought to the quarry site as required and used to supplement the production rate during periods of peak demand or if the fixed processing plant is offline. The mobile crushing plant site is in the Argillite Quarry 1 pit and can operate concurrently with the fixed processing plant. Mobile processing plant capacity depends on the type of plant used within the parameters of DA 1995/292. DA 1995/292 permits mobile processing plant use up to 150 weekdays per year.

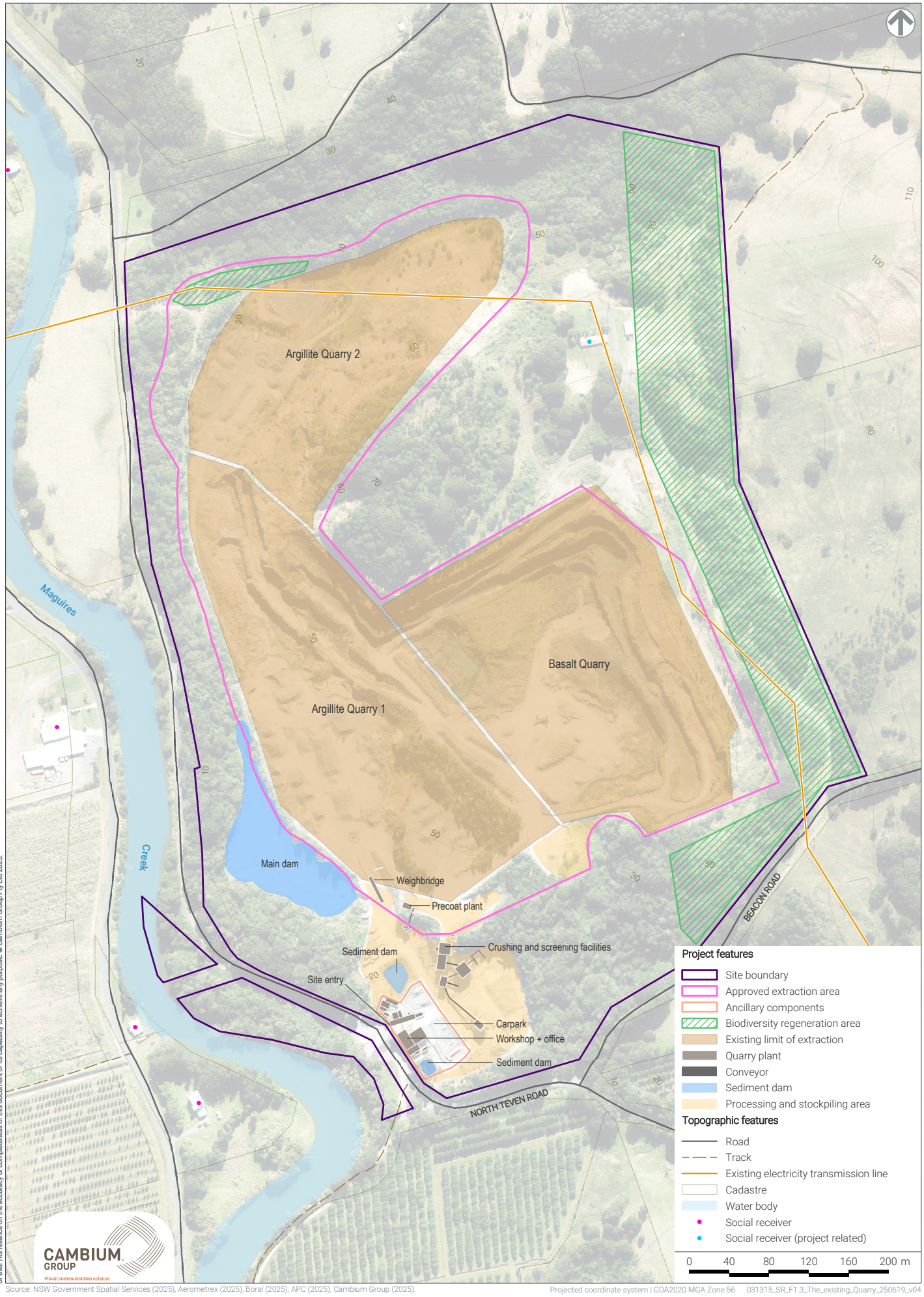
Once processed, quarry products are stockpiled in the processing and stockpiling area or within the quarry extraction area if required during peak demand periods. Alternatively, products are loaded directly onto product trucks for dispatch or transferred to a pre-coat plant.

Pre-coating aggregate is produced in the pre-coat plant in the processing and stockpiling area. Aggregates are loaded into a pre-coat feeder bin, which progresses through a rotating conveyor and pre-coat spray system before being stored in pre-coated aggregate bays. This material is produced on demand and loaded directly from the pre-coated aggregate bays into product trucks for dispatch.

The quarry produces a range of products, including various sizes of concrete and cover aggregate, prepared road bases, fine crushed rock, rail ballast, and gabion.

Figure 1.3

The existing Quarry



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

Photograph 1.1 Processing plant area

Photograph 1.2 The Basalt Quarry

Photograph 1.3 Argillite Quarry 1

Photograph 1.4 Argillite Quarry 2 (historical extraction (pre-Boral))

1.5.3 Employment and hours of operation

The quarry employs 11 full-time equivalent (FTE) positions. It also provides work for an average of two full-time Boral truck drivers and flow-on work for approximately 15 other local trade and service businesses.

Hours of operation are specified in DA 1995/292 and listed in Table 1.3.

Table 1.3 Approved hours of operation

Type of activity	Hours of operation
Extraction, commercial-scale loading and commercial-scale transportation	7:00 am to 5:00 pm Monday to Friday 7:00 am to 3:00 pm Saturday
Domestic scale loading and transportation (vehicles not exceeding 8 tonnes laden mass)	7:00 am to 5:00 pm Monday to Saturday
Processing by fixed and mobile crushing plant	7:00 am to 6:00 pm Monday to Friday
Blasting	9:00 am to 4:00 pm Monday to Friday
Maintenance of plant outside the workshop	6:00 am to 6:00 pm Monday to Saturday
Maintenance operations inside the workshop	6:00 am to 10:30 pm Monday to Friday 6:00 am to 6:00 pm Saturday

It is noted that under DA 1995/292, Boral may, on any occasion, extend the hours of operation and product transportation to 6:00 pm Monday to Friday and may extend hours for maintenance outside the workshop up to 10:30 pm Monday to Friday (after notifying the Community Consultative Committee representative).

1.5.4 Access and transportation

Site access for all vehicles is via North Teven Road in the south-west of the quarry site.

The bulk of the products are dispatched from the quarry site using rigid and articulated heavy vehicles. The quarry can dispatch up to approximately 140 daily and 20 hourly laden truck movements within the parameters of DA 1995/292, although daily traffic levels vary substantially based on market demands.

Approximately 60% of dispatches travel south from the quarry to the Pacific Highway via Teven Road, 20% travel north-west toward Alstonville/Lismore via the Bruxner Highway, and 20% travel north toward Brisbane via the Pacific Highway.

1.5.5 Rehabilitation and final landform

Boral's objectives for the quarry's rehabilitation strategy are centred on creating a final landform that is safe, secure, non-polluting, stable, and suitable for biodiversity conservation and agriculture.

Rehabilitation activities within the biodiversity regeneration areas (refer to Figure 1.3) are undertaken progressively. A key objective is to establish a vegetation corridor between the large areas of intact rainforest habitat to the north of the quarry site and a smaller area south-east of the quarry site.

Indicative final landform domains comprise the following:

- **Native ecosystem** - including most of the rehabilitated areas within the quarry site and areas of native vegetation similar to the surrounding existing vegetation communities.
- **Agriculture/grazing** - including the quarry floor and the infrastructure/processing areas.
- **Water management area** - including retained water features (planted with ephemeral wetland species) and clean water diversions (retained to minimise the volume of water that drains into the rehabilitated extraction area and maximise flow into existing natural drainage features).

1.6 Structure of this Scoping Report

As per the SSD Scoping Report Guidelines, this Scoping Report is structured as follows:

- **Chapter 1 - Introduction**: introduces the Project, the proponent, provides the regional and site context, and provides an outline of the structure of this Scoping Report.
- **Chapter 2 - Strategic context**: outlines the strategic context for the Project, including the justification for the Project, and an overview of the environmental, social, and economic context.
- **Chapter 3 - The Project**: contains a description of the Project, a comparison of the approved development and the Project, and an overview of alternatives considered.
- **Chapter 4 - Statutory context**: summarises the relevant State and Commonwealth statutory context applicable to the Project approval process.
- **Chapter 5 - Engagement**: describes the stakeholder engagement program undertaken for the Project, and identifies the environmental, social, and economic matters identified during the consultation undertaken to date.
- **Chapter 6 - Assessment of impacts**: contains analysis of the environmental, social, and economic matters relevant to the Project and the proposed level of assessment to be undertaken in the EIS.
- **Appendix A - Scoping Summary Table**.
- **Appendix B - Social Impact Scoping Report**.

2—Strategic context

This chapter outlines the strategic context and provides a strategic justification for the Project.

2.1 Project justification

2.1.1 Significance of the resource

The existing quarry extracts two high-quality rock types—basalt and argillite—each offering distinct and valuable characteristics critical to a broad range of construction and infrastructure applications. Due to its strength and durability, basalt is particularly suited for concrete production, gabion installations, and breakwater armouring. Argillite is suitable for asphalt production, bitumen sealing, and manufacturing a full spectrum of road base materials. These materials meet stringent engineering standards, making the quarry an essential supplier of versatile and reliable construction aggregates.

Heavy construction materials such as those produced at the quarry are fundamental to delivering infrastructure projects that underpin NSW population growth and economic development. Aggregate and crushed rock products form the backbone of the construction industry and contribute significantly to the cost structure of roads, bridges, and other critical infrastructure. Ensuring a stable, long-term supply of such materials is essential for maintaining the affordability and timely delivery of development projects.

The distribution of suitable geological resources is inherently constrained by local geology, landform, and lithology, and increasingly challenged by competing land uses such as urban expansion, conservation areas, and agricultural activities. As such, the identification and continued utilisation of quality extractive resources are becoming more difficult across NSW. To remain viable, quarries must be located within reasonable proximity to key markets and supported by efficient transport networks, given the high volume and relatively low unit value of materials transported.

The quarry is strategically located to serve major population centres and infrastructure corridors across the Northern Rivers region, including Lismore, Alstonville, Ballina, Evans Head, McLean, Byron Bay, and surrounding localities. Its proximity to these centres enables efficient delivery of materials while reducing transportation-related costs, emissions, and traffic congestion. The quarry supplies critical feedstock for Boral's concrete batching plants and services a range of major clients, including local government authorities and Transport for NSW (TfNSW), which rely on consistent quality and compliance with strict material specifications. Maintaining supply continuity is critical for the region's public sector and commercial project delivery.

Under the current production rate, the quarry's approved reserves are projected to be depleted within approximately two years. The Project would unlock an estimated 11.3 Mt of additional resource within the existing quarry site, extending the operational life of the quarry by up to 30 years. This long-term access to an additional resource would assist in securing the existing supply chain, supporting regional construction resilience, and reducing pressure to open new quarries elsewhere, which may face greater environmental and/or land use constraints.

Given its strategic location, proven resource quality, and contribution to key public infrastructure, the quarry is considered to be of regional significance. The Project represents a logical and sustainable means of maximising an established resource to meet ongoing and future demand across northern NSW.

2.1.2 Regional and local development context

The quarry is located within the North Coast region (the region) of NSW. The social baseline for the Project has been described as part of the Social Impact Assessment (SIA) Scoping Report (provided in Appendix B), including a detailed assessment of the region. The social baseline acknowledges that strategic planning and economic development are guided by the following two key strategic documents prepared by the NSW Government:

- The *North Coast Regional Plan 2041* (the regional plan) (DPIE, 2022). The regional plan is a 20-year blueprint for the future of the North Coast region of NSW and provides the overarching strategic planning framework. The regional plan recognises the North Coast as one of the state's most desirable places to live, work, play, and visit. It is seen as the bridge between the rapidly growing 'economic powerhouses' of Sydney, Newcastle, and South East Queensland.

- The *Northern Rivers Regional Economic Development Strategy* (the REDS) (Department of Regional NSW (DRNSW), 2023). The REDS pertains to the Northern Rivers Functional Economic Region (FER), which aligns with the Northern Rivers sub-region outlined in the regional plan. The FER includes the local government areas of Ballina, Byron, Kyogle, Lismore, and Richmond Valley.

The key elements of these plans as they relate to the Project and the social locality are summarised in the SIA Scoping Report in Appendix B. Based on a review of these plans, the following is relevant:

- The region's population is expected to grow, with 41,300 extra homes needed to support this population growth and to cater for increasing demand for visitor accommodation and replacement homes destroyed by natural disasters, including recent flood events.
- Of significance to the future development of the Northern Rivers sub-region is proximity to Queensland and the opportunities presented by the significant growth, which will be boosted further by the Brisbane 2032 Olympics.
- Ballina is identified as one of the main centres in the region and is important as a lifestyle destination. Ballina is expected to support the delivery of housing for the region, particularly through higher-density development around the CBD. The centre stands to gain from the Ballina-Byron Gateway Airport, growth in south-east Queensland and increased connectivity provided by the upgraded Pacific Motorway.

As detailed in Table 2.1, the REDS identifies that, since 2018, the Northern Rivers FER has received significant local, state, and federal government investments and a range of private investments, with a total estimate over $700 million. These investments are at varying stages of progress, with some delivered, some underway, and some still in the planning stage. Public investments have included significant transport and logistical upgrades, new education and health facilities and a range of community and tourism infrastructure upgrades.

Table 2.1 Major public and private investments in the Northern Rivers FER since 2018

Investment	Estimated total project value
Major public investment	
Lismore base hospital redevelopment	$313 million
Ballina Byron gateway airport expansion	$23 million
Fixing country bridges program – 99 bridge upgrades	$63.5 million
Clarence Way upgrades	$20 million
River Street Ballina duplication	$27.5 million
Byron Bay town centre bypass	$24 million
Lismore airport upgrades	$5 million
Northern Rivers livestock exchange – stage 2	$7 million
Lismore employment lands project	$14 million
Casino industries activation project	$10 million
TAFE NSW Byron Bay connected learning centre	$6.1 million
Northern Rivers rail trail	$17.4 million
Mallanganee observatory	$2.7 million
North Coast Reflections Holiday Park	$13 million
Byron Bay bioenergy facility	>$20 million
Casino swimming pool upgrade	$6.7 million
Alstonville and Lennox Head cultural centre	$14 million
Byron Bay Community Hub	$5 million
Bonalbo Multi-Purpose Service	Not available
Major private investment	
North Byron Parklands festival site upgrade	$42 million

Investment	Estimated total project value
Casino Meatworks Retail Ready facility	$6.33 million
Summerland Farm Alstonville expansion	$6 million
Cumulus Visual Effects (Cumulus VFX) facility Ballina	>$2 million
Tabulum Berry Packing Facility expansion	>$1.5 million
Carbon sequestration investments on private land	Not available
St Mary's Catholic College Casino upgrades	$8.4 million
Emmanuel Anglican College Ballina upgrades	>$17 million
Kyogle Residential Aged Care Facility expansion	$12 million
Epiq Marketplace Lennox Head	$20 million

Ballina Shire Council's *Economic Development Strategy 2019* (EDS) supports the regional development context. Relevant to the Project, the EDS acknowledges the value of the Ballina LGA's natural resources, including the local and regional supply of quarry materials essential for construction and development. While the quarrying industry represents a small share of overall economic output, the EDS underscores its critical role in supporting other sectors of the economy.

The EDS highlights ongoing residential growth in areas such as Cumbalum, Lennox Head, and the Wollongbar Urban Expansion Area, with annual approvals ranging from 367 to 668 new dwellings over the past four years.

The EDS also identifies the strategic prioritisation of infrastructure investment as key to driving economic benefits across the Ballina LGA. Notable examples include the proposed duplication of the Tamarind Drive bridge and the expansion of Ballina-Byron Gateway Airport.

In this context, an increased supply of high-quality construction materials from the quarry would directly support continued development and infrastructure delivery in line with projected regional growth and investment.

2.2 Environmental setting

Descriptions of the existing environment for each environmental and social attribute considered in the proposed assessment of impacts are provided in Chapter 6 of this Scoping Report.

2.3 Cumulative impact considerations

The *Cumulative Impact Assessment (CIA) Guidelines for State Significant Projects* (DPIE, 2022b) (CIA Guidelines) require consideration of a project together with the impacts of other relevant future and existing projects in order to determine potential cumulative impacts.

The CIA Guidelines indicate the following future projects should be considered in cumulative impact assessments:

- changes to existing projects (expansion, modification, closure);
- approved projects (approved but construction has not commenced);
- projects under assessment (application for a project has been exhibited and is currently under assessment); and
- related development (development that is required for a project but subject to separate assessment).

To inform the EIS cumulative impact assessment process, a review of existing and proposed major projects (SSD and Regionally Significant Development (RSD)) within the region has been undertaken. No major projects were identified outside the urban areas of Ballina or Byron Bay, and none in close proximity (within 5 km) of the quarry. As shown in Figure 1.2, Holcim's Teven Quarry is located approximately 1.8 km to the south-west of the quarry. However, no publicly available information exists on any proposed changes to this quarry.

2.4 Planning agreements

Boral does not propose to enter into any planning agreement under Section 7.4 of the EP&A Act for the Project.

The current quarry approval (DA 1995/292) requires Boral to pay a road maintenance levy, to be used by Ballina Shire Council for rehabilitation, restoration, repair and/or maintenance of roads for which the levy is paid, in accordance with the Council's *Section 94 Contributions Plan: Heavy Vehicle Traffic Generating Development – Maintenance and Construction of Roads*. Ballina Shire Council adopted this Contributions Plan in February 1996. It is understood to be now defunct.

Boral anticipates Ballina Shire Council will be invited to review and provide advice regarding the Project, and may recommend conditions of consent requiring payment of local infrastructure contributions under Division 7.1 of the EP&A Act.

3—The Project

This chapter provides further details of the Project.

3.1 Overview

As described previously, key components of the Project include extending the existing quarry extraction area to access approximately 11.3 Mt of additional resource (basalt and argillite), upgrading existing plant and infrastructure, and extending the life of the quarry by up to a further 30 years. There would be no change to the approved production rate, operational vehicle movements, or hours of operation.

Based on the Project need and the strategic justification for the Project provided in Chapter 2 of this Scoping Report, Boral has identified the following key Project objectives to ensure the continued operation of the quarry:

- To meet market demand for a high-quality, cost-effective supply of hard rock quarry products.
- To minimise impacts on the local environment, community, and stakeholders by implementing effective management and mitigation measures.
- To deliver a final landform that is geotechnically safe, stable, and non-polluting, capable of supporting future land uses such as biodiversity conservation and agriculture.
- To implement management controls and mitigation measures to ensure compliance with appropriate environmental criteria and to meet reasonable community expectations.
- To make a fair and targeted contribution to the local, regional, and NSW economies through continued employment, wages, payment of taxes and rates, procurement of goods and services, and contributions to local council initiatives.
- To achieve these objectives in a way that secures ongoing employment for staff and contractors, while supporting the long-term economic viability of the quarry.

A comparison of the approved development and the Project is provided in Table 3.1, and a preliminary Project figure is provided in Figure 3.1.

Project changes are described further in the subsequent sections of this chapter.

Table 3.1 Comparison of the approved development and the Project

Components	Approved development (DA 1995/292)	The Project
Quarry life	30 years (until 27 June 2026)	Up to 30 years (additional)
Resource	Approximately 10.2 Mt	Approximately 11.3 Mt (additional)
Quarry site	50.96 ha	No change
Extraction area	24.42 ha	31.87 ha (7.45 ha increase)
Plant and infrastructure	• Processing plant area, incorporating staged crushing and multi-sized screening facilities • Mobile crushing plant (brought to site when needed) • Two product stockpile areas • Water management infrastructure, including a main dam, two sediment dams and clean and dirty water diversions • Office, lunchroom and ablutions facilities • Weighbridge • Vehicle wash down • Maintenance workshop • Laboratory for product testing • Domestic wastewater treatment plant • Light vehicle car park • Aggregate pre-coating facility	• Processing plant area, incorporating upgraded staged crushing and multi-sized screening facilities • Mobile crushing plant (brought to site when needed) • Two product stockpile areas • Water management infrastructure, including a main dam, two sediment dams and clean and dirty water diversions[1] • Office, lunchroom and ablutions facilities • New weighbridge • Vehicle wash down • Maintenance workshop • Laboratory for product testing • Domestic wastewater treatment plant • Light vehicle car park • Upgraded aggregate pre-coating facility • Blending plant with silo • Returned concrete and washout receival/holding areas • Temporary overburden storage area • Relocation of existing electricity infrastructure
Maximum annual production	500,000 tpa[2]	No change
Extraction methods	Drill and blast	No change
Maximum truck movements	140 daily and 20 hourly laden truck movements	No change
Site access	Single light/heavy vehicle access from North Teven Road to the south-west of the quarry site.	New heavy vehicle access from North Teven Road to the north-west of the quarry site, providing for a single point of heavy vehicle ingress (to the north-west) and a single point of light vehicle ingress/egress and heavy vehicle egress (to the south-west).
Average number of blasts per year	Typically up to 12	No change
Workforce	11 full-time equivalent (FTE) positions	No change
Hours of operation	Extraction, loading and transportation[3]: • Monday to Friday: 7:00 am to 5:00 pm • Saturday: 7:00 am to 3:00 pm[2]	Extraction, loading and transportation[3]: • Monday to Friday: 7:00 am to 5:00 pm • Saturday: 7:00 am to 3:00 pm[2] No work Sundays or Public Holidays

Components	Approved development (DA 1995/292)	The Project
	Processing by fixed and mobile crushing plant: • Monday to Friday: 7:00 am to 6:00 pm • Saturday: 9:00 am to 4:00 pm Blasting: • Monday to Friday: 9:00 am to 4:00 pm	Processing by fixed and mobile crushing plant: • Monday to Friday: 7:00 am to 6:00 pm • Saturday: 9:00 am to 4:00 pm No work Sundays or Public Holidays Blasting: • Monday to Friday: 9:00 am to 4:00 pm No blasting weekends or Public Holidays
Rehabilitation and final landform	Progressive rehabilitation using overburden and topsoil, providing a final landform that is geotechnically safe, stable, and a non-polluting environment, that can support ongoing land-use activities suitable for biodiversity conservation and agriculture.	No change

Note: 1. Changes to or additional water management infrastructure may be required as an outcome of detailed investigations undertaken as part of the EIS.
2. Overburden or quarry spoil additional to the 500,000 tonnes can be removed from the quarry site in accordance with Section 4.5 of the EIS (Boral, 1995), subject to special approval by Council.
3. Boral can extend the hours of the quarry operation and the transportation of product to 6:00 pm Monday to Friday and can extend the hours for maintenance outside the workshop up to 10:30 pm Monday to Friday (after notifying the Community Consultative Committee representative).

3.2 Quarry extraction operations

As part of ongoing geological exploration activities, Boral has identified a significant resource in the area between the biodiversity regeneration area to the east and the three existing quarry pits (Argillite 1, Argillite 2 and the Basalt Quarry) to the west. This area forms the proposed extraction area. It is approximately 7.45 ha and would amalgamate the three existing pits, representing the logical extension and infill of the quarry.

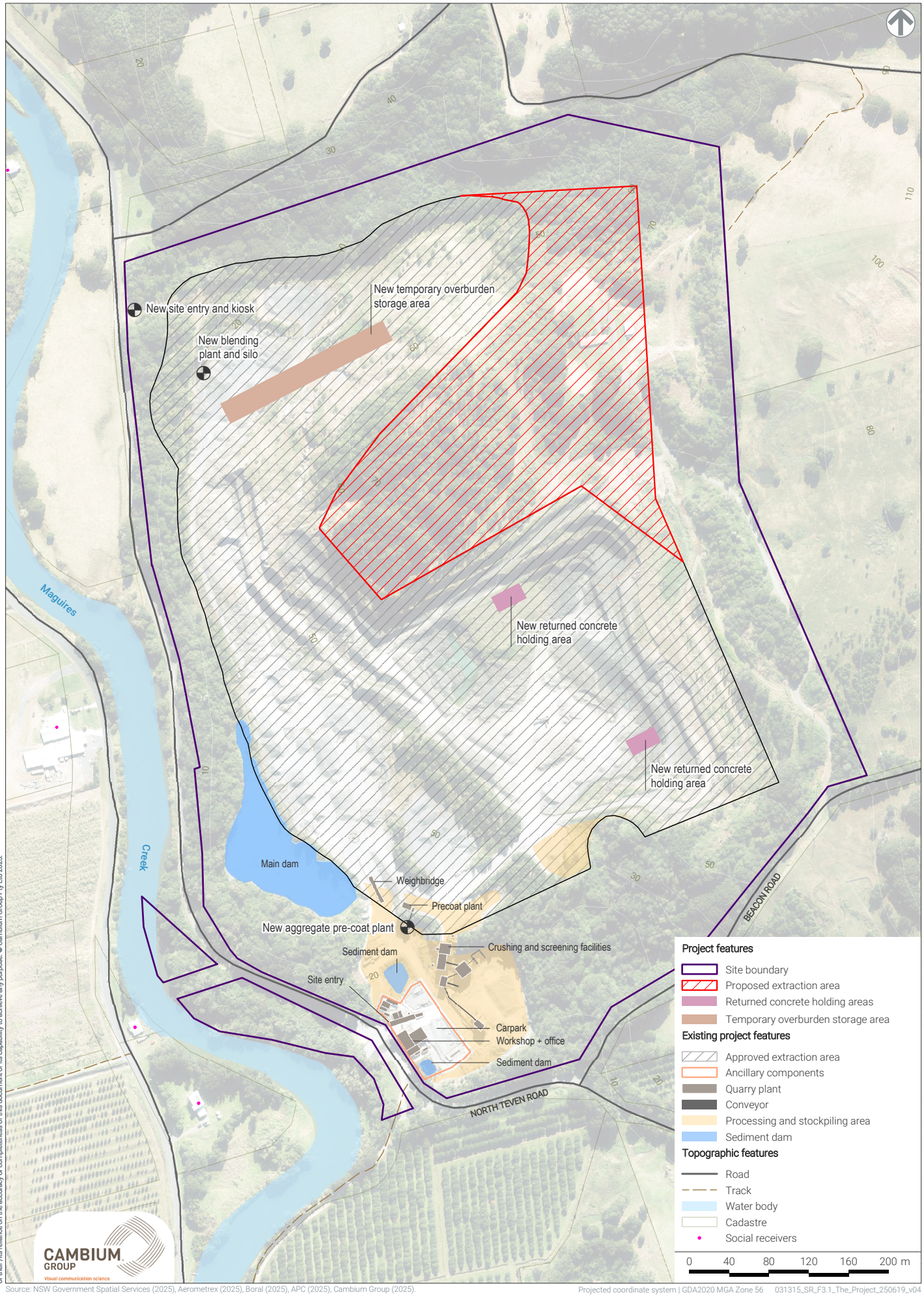
Quarry operations would generally remain the same as described in Section 1.5.2 of this Scoping Report for the existing quarry operations. The quarrying of the proposed extraction area would begin on the southern side of the hill between the basalt quarry and argillite quarry 2, with the first (highest) and subsequent (lower) benches progressing generally from south to north inside the proposed eastern extraction boundary.

3.3 Plant and infrastructure

The following upgrades to or additional plant/infrastructure are proposed:

- new weighbridge;
- upgraded aggregate pre-coat plant with 10,000L self-bunded tank;
- replacement of existing crusher (HP300) with HP400 crusher;
- elevate feed conveyor by 2 m to crushing and screening facilities;
- addition of a blending plant with silo;
- addition of a returned concrete and washout receival/holding area;
- establishment of a temporary overburden storage area in Argillite Pit 2; and
- relocation of electricity transmission infrastructure.

Figure 3.1
The Project



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

3.4 Site access

A new site access from North Teven Road is proposed in the north-west of the quarry site, providing for a single point of heavy vehicle ingress (to the north-west via the new access) and a single point of light vehicle ingress/egress and heavy vehicle egress (to the south-west via the existing access).

3.5 Life of the quarry

Boral proposes to extract approximately 11.3 Mt of resource (including overburden) from the proposed extraction area. At a maximum production rate of 500,000 tpa, the reserve would last for approximately 22.6 years. However, Boral is seeking consent to operate the Project for up to an additional 30 years, providing a contingency for fluctuations in market demand.

3.6 Project alternatives

3.6.1 Option 1 – Do nothing

The 'do nothing' option would result in the eventual closure of the existing quarry operations, which is projected to occur within approximately two years based on consented reserves and current production rates and discounting the current DA 1995/292 expiring in June 2026. This option is not considered viable due to the wide-ranging negative consequences it would have for the local and regional economy, the construction sector, and the availability of essential infrastructure materials.

The premature closure of the quarry would lead to the loss of direct employment opportunities and the indirect economic contributions from suppliers, contractors, and service providers who support ongoing operations. It would also reduce regional self-sufficiency in the supply of high-quality construction materials, forcing increased reliance on other quarries, which may be located further from the markets they serve. This would elevate material transport costs, increase emissions, and accelerate depletion of other regional resources.

Critically, failure to proceed with the Project would forgo the opportunity to sustainably develop an existing, well-managed quarry site with a proven environmental performance record. The quarry has existing infrastructure, established access, and a known resource of regional significance. Choosing not to proceed would place additional pressure on greenfield resources and risk broader land use conflicts, potentially resulting in more environmentally and socially disruptive outcomes.

The 'do nothing' scenario would significantly reduce regional construction resilience, increase material costs, and undermine sustainable resource management across the Northern Rivers region.

3.6.2 Option 2 – Alternative Project design

Alternative designs for the Project have been considered; however, none provide the same balance of operational efficiency, environmental protection, and optimal resource recovery. The proposed design would extend the extraction area by amalgamating the three existing quarry pits within the existing quarry site. This approach maximises resource utilisation while consolidating operational areas and minimising additional land disturbance.

The design has been carefully developed to avoid impacts on sensitive environmental features, including the existing biodiversity regeneration area. It ensures appropriate separation from nearby residential properties to minimise potential amenity impacts. Furthermore, it leverages existing infrastructure, such as haul roads, processing facilities, and water management systems, thereby reducing the need for new disturbance and additional capital investment.

The current layout represents a logical and efficient progression of the quarry's operation, aligning with industry best practice in resource recovery, environmental performance, and land use planning.

3.6.3 Option 3 - Alternative location

Developing a new quarry at a greenfield site elsewhere in the region has been considered and is not supported as a reasonable alternative. Identifying and establishing a new quarry would entail extensive capital investment, protracted planning and approval processes, and would introduce entirely new environmental and social impacts to previously unaffected areas.

Greenfield development would likely result in higher levels of land disturbance, including vegetation clearing, habitat fragmentation, and impacts on local water systems. It would also require the construction of significant supporting infrastructure, including access roads, processing plant areas, stockpile areas, and water management systems. These factors would lead to greater ecological impacts and higher establishment and ongoing costs.

Additionally, greenfield quarry development would likely encounter greater resistance from local communities, particularly where new quarries are proposed in proximity to residential or environmentally sensitive areas. In contrast, the Project offers the extension of an existing, approved operation within a disturbed footprint and under a regulatory framework that already governs its environmental performance.

Accordingly, the Project represents a far more environmentally, economically, and socially responsible alternative than initiating a new extractive development in an undisturbed location.

4—Statutory context

The key relevant statutory requirements for the Project, having regard to the EP&A Act, other NSW and Commonwealth legislation, and environmental planning instruments, are detailed in this chapter.

4.1 Permissibility

The quarry is located within the Ballina Shire LGA and is zoned RU1 Primary Production pursuant to the *Ballina Local Environmental Plan 2012* (BLEP 2012). Extractive industries are permitted with consent in the RU1 zone.

4.2 Power to grant approval

4.2.1 Approval pathway

Part 4, Division 4.7 of the EP&A Act relates to the assessment of development deemed to be significant to the State (or SSD). Section 2.6 of the Planning Systems SEPP provides:

> ***2.6 Declaration of State significant development: section 4.36***
>
> *(1) Development is declared to be State significant development for the purposes of the Act if—*
>
> *(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
>
> *(b) the development is specified in Schedule 1 or 2.*

Schedule 1 to the Planning Systems SEPP defines a range of general SSDs including 'extractive industries' pending certain thresholds are met. Subclause 7(1) of Schedule 1 states:

> ***7 Extractive industries***
>
> *(1) Development for the purpose of extractive industry that—*
>
> *(a) extracts more than 500,000 tonnes of extractive materials per year, or*
>
> *(b) extracts from a total resource (the subject of the development application) of more than 5 million tonnes, or*
>
> *(c) extracts from an environmentally sensitive area of State significance.*

The Project is permissible with development consent and will extract from a total resource of more than 5 million tonnes. Therefore, the Project is declared to be SSD.

4.2.2 Consent authority

Consent for the Project is sought under Part 4, Division 4.7 of the EP&A Act. Under Part 4, Division 4.2 of the EP&A Act, the consent authority for SSD is either the Minister for Planning, unless any of the following circumstances apply, then the Independent Planning Commission (IPC) is the consent authority:

- Ballina Shire Council makes a submission by way of objection under the mandatory requirements for community participation;
- at least 50 submissions (other than from a council) are made by way of objection under the mandatory requirements for community participation; or

- the proponent has disclosed a reportable political donation.

4.3 Other approvals

Other approvals required under relevant Commonwealth and NSW legislation are detailed in Table 4.1 and have been grouped into the following categories:

- consistent approvals - which are approvals that, under Section 4.42 of the EP&A Act, cannot be refused for SSD and must be substantially consistent with the consent;
- whether approval is required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- other approvals - approvals that are not expressly integrated into the SSD assessment process; and
- approvals not required - approvals that would be required if the Project was not SSD.

Table 4.1 Approvals and licences required

Approval	Requirement
Consistent approvals	
An Environment Protection Licence (EPL) under Part 3 of the NSW *Protection of the Environment Operations Act 1997* (POEO Act).	The quarry is defined as a scheduled premise under Schedule 1 of the POEO Act. Boral holds EPL 2261, which authorises the carrying out of extractive and processing activities, including crushing, grinding or separating, at a scale of between 100,000 and 500,000 tpa. The EIS will consider if the Project will require any changes to EPL 2261, although it is noted that the specified rate of between 100,000-500,000 tpa will not be exceeded.
A consent under Section 138 of the NSW *Roads Act 1993* (Roads Act).	Under Section 138 of the Roads Act, a person must not undertake any works that impact on a road, including connecting a road (whether public or private) to a classified road, without approval of the relevant authority, being either Transport for NSW or the local council, depending upon the classification of the road. The EIS will consider whether the Project will require any works on North Teven Road and whether approval under Section 138 of the Roads Act is required.
Commonwealth approvals	
An approval under Part 3, Division 1 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).	The EPBC Act provides for the assessment of environmental impacts on matters of national environmental significance (MNES) and on Commonwealth land. A project is deemed to be a 'controlled action' if it has the potential to significantly impact MNES. Approval under Part 3, Division 1 of the EPBC Act would then be required. As part of the EIS, the Project will be assessed against the relevant provisions of the EPBC Act to determine whether the Project is deemed to be a controlled action and whether referral to the Commonwealth Department of Climate Change, Energy, the Environment, and Water (DCCEEW) would be required.
Other approvals	
NSW *Biodiversity Conservation Act 2016* (BC Act)	Under the BC Act, biodiversity assessment in accordance with the Biodiversity Assessment Method (BAM) is required for SSD projects. As considered further in Section 6.2.1 of this Scoping Report, the Project will result in the clearing of approximately 7.45 hectares of vegetation, and a biodiversity development assessment report (BDAR) will be required to be prepared in accordance with the BAM.

Approval	Requirement
NSW *Water Management Act 2000* (WM Act)	Any take from water sources (i.e. surface and groundwater) regulated by a Water Sharing Plan (WSP) required for construction or operational purposes will require licensing under the WM Act. Any licensing requirements under the WM Act will be identified as part of the groundwater and surface water assessments for the EIS.
NSW *Contaminated Land Management Act 1997* (CLM Act)	The CLM Act establishes the process for investigating and if required, remediating land that the NSW Environment Protection Authority (EPA) considers to be contaminated significantly enough to require regulation. The quarry does not contain land listed on the EPA's Contaminated Lands Register. Relevant mitigation and management measures will be incorporated as part of the Project to prevent the land from becoming contaminated.
Approvals not required	
Under Section 4.41 of the EP&A Act, the following authorisations are not required for SSD that is authorised by a development consent: • a permit under Section 201, Section 205 or Section 219 of the NSW Fisheries Management Act 1994; • an approval under Part 4, or an excavation permit under Section 139 of the NSW Heritage Act 1977; • an Aboriginal heritage impact permit (AHIP) under Section 90 of the NSW National Parks and Wildlife Act 1974 (NPW Act); • a bushfire safety authority under Section 100B of the NSW Rural Fires Act 1997; and • a water use approval under Section 89, a water management work approval under Section 90 or an activity approval (other than an aquifer interference approval) under Section 91 of the NSW Water Management Act 2000 (WM Act).	

4.4 Mandatory matters for consideration

The consent authority is required to consider a range of matters when deciding whether to grant consent for a project. These are referred to as mandatory considerations and are detailed in Table 4.2.

Table 4.2 Mandatory considerations for the Project

Statutory document	Reference	Mandatory consideration(s)
Considerations under the EP&A Act and Regulation		
NSW *Environmental Planning and Assessment Act 1979* (EP&A Act)	Section 1.3	Relevant objects of the EP&A Act
	Section 4.15 (1)	The provisions of any relevant environmental planning instruments
		The provisions of any proposed instrument(s)
		The provisions of voluntary (including draft) planning agreement
		The provisions of the NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
		The likely impacts of that development, including environmental impacts on both the natural and built environment
		The suitability of the site for the development
		Whether the development is in the public interest
NSW *State Environmental Planning Policy (Resilience and Hazards) 2021*	Section 3.7	Consideration must be given to current circulars or guidelines published by DPHI relating to hazardous or offensive development.

Statutory document	Reference	Mandatory consideration(s)
NSW *State Environmental Planning Policy (Resilience and Hazards) 2021*	Section 4.6 (1)	The consent authority must consider: • whether the land is contaminated; • if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and • if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
NSW *State Environmental Planning Policy (Resources and Energy) 2021*	Section 2.19	The consent authority must consider: • the existing uses and approved uses of land in the vicinity of the development; • whether or not the development is likely to have a significant impact on current or future extraction or recovery of minerals, petroleum or extractive materials (including by limiting access to, or impeding assessment of, those resources); and • any ways in which the development may be incompatible with any of those existing or approved uses or the current or future extraction or recovery of extractive materials.
	Section 2.20	Whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner.
	Section 2.21	The consent authority must consider: • the efficiency or otherwise of the development in terms of resource recovery; and • whether or not the consent should be issued subject to conditions aimed at optimising the efficiency of resource recovery and the reuse or recycling of material.
	Section 2.22	The consent authority must consider whether or not the consent should be issued subject to conditions to: • require that some or all of the transport of materials in connection with the development is not to be by public road; • limit or preclude truck movements, in connection with the development, that occur on roads in residential areas or on roads near to schools; and • require the preparation and implementation, in relation to the development, of a code of conduct relating to the transport of materials on public roads.
	Section 2.23	The consent authority must consider whether the conditions of consent should: • require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated; • require waste generated by the development or the rehabilitation to be dealt with appropriately; and • require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines.
NSW *State Environmental Planning Policy (Transport and Infrastructure) 2021*	Section 2.121 (3)	The Project is classified as traffic generating development in accordance with Section 2.121 and Schedule 3 as it involves an industry with a site area of greater than 20,000 m^2. Traffic generating development must: • consider any response received from TfNSW; • consider the accessibility of the site; and • consider any potential traffic safety, road congestion or parking implications of the development.

Statutory document	Reference	Mandatory consideration(s)
Ballina Shire Local Environmental Plan 2012	Land Use Table	Objectives and land uses for the RU1 Primary Production zone
	5.10	Heritage conservation
	5.11	Bushfire hazard reduction
	7.1	Earthworks
	7.4	Essential services

5—Stakeholder engagement

This chapter details the engagement that has been undertaken for the Project to date and the proposed engagement for the social impact assessment (SIA), which will be integrated with engagement for the EIS.

5.1 Community and Stakeholder Engagement Plan

The NSW Government's *Undertaking Engagement Guidelines for State Significant Projects* (the Engagement Guidelines) (DPHI, 2024) were used to guide the preparation of a community and stakeholder and engagement Plan (CSEP) for the Project.

The CSEP outlines the approach and implementation program to inform the SIA's initial scoping phase. Once Project SEARS have been issued, the CESP will be updated to inform the engagement for the SIA.

The CSEP is appended to the SIA Scoping Report provided in Appendix B.

5.2 Phase 1 Engagement (Scoping)

The Engagement Guidelines recommend engaging early as part of the scoping phase of a project as this allows potential issues to be identified, avoided or managed without delay or significant cost to a project. Proposed engagement activities undertaken in the scoping phase were targeted at identifying perceived issues of concern and/or positive impacts about the Project, to be further considered in the subsequent EIS/SIA phase. In this regard, the engagement process focused on:

- informing stakeholders about the Project, the SIA and EIS process and opportunities for involvement;
- the identification of likely social impacts;
- gauging and understanding stakeholder issues/concerns/interests about the Project; and
- gathering information to inform the Project design and planning.

Engagement was focused on the following key stakeholders:

- the local member of parliament (MP);
- Ballina Shire Council (including the Mayor, General Manager and Director of Health and Environment);
- the Department of Planning, Housing and Infrastructure (DPHI);
- 12 landowners on the quarry's blast notification list
- 113 social receivers (including the 12 on blast notification list) within the primary social locality (refer Figure 3.1 in the SIA Scoping Report (Appendix B));
- the Boral Teven Quarry Community Consultative Committee (CCC);
- the Ballina Environmental Society;
- local businesses; and
- the Jali Local Aboriginal Land Council.

5.2.1 Engagement activities and feedback

The engagement approach undertaken by APC and Boral is outlined in the CSEP and summarised in Table 5.1. It included a series of direct contacts, such as letterbox drops to the 12 residents on the blast notification list and a community flyer posted to 113 social receivers in the primary social locality.

Five respondents completed the online survey, two contacted the SIA lead, and two contacted the quarry manager. Table 5.2 summarises the outcomes of this engagement and linkages to potential social impact categories.

The quarry manager lives on-site and has established relationships with the closest adjoining neighbours. Boral's Indigenous Relations Manager has an ongoing relationship with the Jali LALC and other traditional owners.

Table 5.1 Engagement activities undertaken between February and May 2025

Stakeholders	Date	Method	Description
MP – Hon. Tamara Smith	06/05/25	Email	Email with community flyer to advise of the Project and community engagement.
Mayor Ballina Shire Council	06/05/25	Email	Email with community flyer to advise of the Project and community engagement.
General Manager Ballina Shire Council	06/05/25	Email	Email with community flyer to advise of the Project and community engagement.
Director Health and Environment Ballina Shire Council	06/05/25	Email	Email with community flyer to advise of the Project and community engagement.
Ballina Environmental Society	15/05/25	Community flyer	Email with community flyer to advise of the Project, community engagement and invite to complete the survey. Invited for membership to the CCC.
12 landowners on the blast notification list	27/02/25	Letter	Quarry update letter letter-box dropped to the 12 closest residents to the quarry.
CCC	25/05/25	Community flyer	Community flyer mailed out to all addresses within the primary social locality. Flyer introduced the project and contained the link to online survey.
	Ongoing	Face-to face and phone	Regular ongoing discussions regarding quarry operations. Neighbours have the quarry manager's direct mobile number.
	25/05/25	Community flyer	Community flyer mailed to the only current member. A secondary engagement objective is to seek new members for the CCC.
113 social receivers (including the 12 on blast notification list) within the primary social locality	25/04/25	Community flyer	Community flyer mailed out to all addressed within the primary social locality. Flyer introduced the project and contained the link to online survey.
Jali Local Aboriginal Land Council	Ongoing	Direct discussions	Ongoing relationship that has been established between Boral's Indigenous Relations Manager, the LALC and traditional owners.

The outcomes of this engagement and linkages to potential social impact categories are summarised in Table 5.2 and are further detailed in the SIA Scoping Report provided in Appendix B.

Table 5.2 Engagement outcomes and linkages to social impact categories

Feedback	Social impact category
Social receivers	
General support for the quarry from the respondents. Advised the quarry manager that they had received all correspondence. Quarry is great for the area, and acknowledgment of the need for quarry products to support infrastructure, especially roads and housing. Concern regarding amenity impacts such as dust, noise and traffic. Concern with vibration from blasting and potential structural damage. Concerns around increased traffic movements and potholes on the roads from trucks. Looking forward to Boral's continued support of local events. All respondents would like to stay engaged and receive more information on the Project. Less concerned about the noise from the quarry than the flight path. Concerned that Boral will buy adjoining land and increase its footprint. Highly value the location for its rural setting, peace and quiet, safety, community, and privacy. The locality is close to work areas, major tourist attractions, transport, including air service and highway.	Access Way of life Surroundings Community Livelihoods
Ballina Environmental Society	
Generally positive perception of the quarry. Encouraged by the engagement process. Acknowledge the need for quarry products to support infrastructure, especially roads and housing. Acknowledge Boral's support for community initiatives and approach to recycling and reusing crusher dust. Concern with habitat loss, biodiversity impacts and ecological connectivity. Concern with the impact on flood behaviour and local hydrology. Concern with rehabilitation and long-term site regeneration, in particular, public information on post-extraction land use. Concern about land use conflict and the potential to constrain other land uses, such as ecotourism and regenerative agriculture. Need to weigh the benefits against the costs of permanent environmental degradation.	Access Community Way of life Surroundings Decision making

5.3 Phase 2 Engagement (EIS preparation)

The SIA Guidelines identify engagement as both a secondary and primary data source. The SIA will seek broader community involvement across the subsequent EIS phases, including further engagement with Ballina Shire Council, the LALC, and the nearby neighbours. The proposed techniques that will be used to achieve the desired SIA engagement outcomes are outlined in the CSEP. If needed, further stakeholder mapping and analysis will be undertaken for the SIA as part of the EIS. The CSEP will be updated to reflect this and any proposed engagement techniques and activities.

5.3.1 Aboriginal community engagement

As detailed in Table 5.1, The Jali Local Aboriginal Land Council has been informed of the Project. Consultation will also be undertaken with the Aboriginal community in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010), during the preparation of the Aboriginal cultural heritage assessment (ACHA) for the EIS (refer to Section 6.2.2 of this Scoping Report). Any additional engagement required outside of the requirements of the ACHA will be identified and undertaken as part of the SIA engagement.

5.3.2 Agency briefing

A Project briefing was held with representatives of APC, Boral and DPHI on 5 June 2025 to introduce the Project and provide details on the following:

- the existing Quarry;

- the need for the Project;
- an overview of the Project; and
- the proposed SIA and EIS assessment approach.

APC and Boral will continue to liaise with DPHI, and any other government agencies identified in the SEARS, to ensure that any matters raised are adequately addressed in preparing both the SIA and the EIS.

6—Proposed assessment of impacts

This chapter reviews the environmental, social, and economic matters relevant to the Project to determine the level of assessment required for the EIS.

6.1 Introduction

This review has been undertaken with reference to the following categories of assessment matters identified in the SSD Scoping Report Guideline:

- **Detailed assessment** – these issues have been identified as requiring detailed studies and investigations carried out by technical specialists as the potential impact may be significant or involve uncertainties.
- **Standard assessment** – these issues will also require assessment by a technical specialist; however, are unlikely to result in significant impacts, are generally well understood, are predictable and are capable of being compliant to relevant standards.
- **No further assessment required** – a project will have no impact on these issues, or the impact will be so minimal that it is not worth considering further.

In accordance with the Scoping Report Guideline, the following factors were considered in the identification of matters requiring further assessment:

- the scale and nature of the likely impact of the Project and the sensitivity of the receiving environment;
- whether the Project is likely to generate cumulative impacts with other projects in the area; and
- the ability to avoid, minimise and/or offset the impacts of the Project, to the extent known at the scoping phase.

Appendix A provides a Scoping Summary Table showing the outcome of the scoping stage review of matters as required under the SSD Scoping Report Guideline. This also includes identifying relevant government guidelines and controls to be adhered to in preparing the technical studies accompanying the EIS.

6.2 Matters identified as requiring detailed assessment in the EIS

6.2.1 Biodiversity

a) Existing environment

The NSW State Vegetation Type Map (SVTM) mapped the occurrence of the following two plant community types (PCTs) across the proposed extraction area:

- *PCT 3002 – Lower Richmond Hills Dry-Subtropical Rainforest*; and
- *PCT 3001 – Lismore Basalt Subtropical Rainforest*.

b) Proposed assessment approach

i) Biodiversity development assessment report

The Project will result in the clearing of approximately 7.45 hectares of vegetation. Therefore, a biodiversity development assessment report (BDAR) will be required to be prepared in accordance with the NSW Government's Biodiversity Assessment Methodology (BAM). This will include:

- accurate predictions of vegetation clearing;
- a detailed assessment of the potential biodiversity impacts of the Project, paying particular attention to threatened species, populations and ecological communities;

- a strategy to offset any residual impacts of the Project in accordance with the Biodiversity Offsets Scheme (BOS); and
- a detailed description of the proposed measures to maintain or improve the biodiversity values in the medium to long term.

ii) Commonwealth referral

Following preliminary biodiversity surveys, it will be determined whether the Project is expected to require a referral to the Federal Ministry for the Environment due to potential impacts on threatened ecological communities (TECs), or any other matters of national environmental significance (MNES).

6.2.2 Aboriginal heritage

a) Existing environment

Previous archaeological surveys have identified no sites of Aboriginal or heritage significance within the quarry site.

b) Assessment approach

The Project will result in the clearing of approximately 7.45 hectares of vegetation. Therefore, an Aboriginal cultural heritage assessment (ACHA) will be required to be undertaken as part of the EIS. This will include:

- consultation with registered Aboriginal parties (RAPs);
- a comprehensive pedestrian surface survey of the proposed ground surface disturbance with representatives from the RAPs; and
- an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with the RAPs and documentation of the views of these stakeholders regarding the potential impacts of the Project on cultural heritage.

6.2.3 Social

a) Existing environment

As detailed in Chapter 5 of this Scoping Report, an SIA Scoping Report (Appendix B) was prepared as part of the SIA – Phase 1. This characterises the social baseline for the Project.

b) Proposed assessment approach

As part of the EIS, the next stage of the SIA (SIA - Phase 2) will involve the following key activities:

- an update of the baseline social profile to ensure that any further data relevant to the impacts identified are obtained;
- further identification of, and consultation with, affected communities and vulnerable groups;
- a comprehensive assessment and evaluation of social impacts against existing baseline conditions; and
- refinement of enhancement and mitigation measures.

Potential social impacts and benefits will be assessed according to the requirements of the SIA Guidelines.

6.2.4 Surface water

a) Existing environment

The quarry's surface water management system contains a series of dams and controls that are operated to achieve compliance with the conditions contained in EPL 2261.

b) Proposed assessment approach

The proposed extension to the existing extraction area will result in additional surface water runoff into the quarry pit. Accordingly, a surface water assessment will be prepared to include:

- development of a detailed site water balance for the life of the Project, including a description of site water demands, water take from any water source, water disposal methods (inclusive of anticipated volumes, quality and frequency of any water discharges), water supply infrastructure and water storage structures;
- identification of licensing requirements or other approvals;
- identification that water required for the Project can be obtained and maintained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan; and
- assessment of the likely impacts on the quality and quantity of existing surface water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives.

6.2.5 Groundwater

a) Existing environment

Groundwater (westward flowing toward Maguires Creek) is currently intercepted during normal quarrying activities (both in the argillite and basalt quarrying areas). This groundwater is transmitted to the quarry's main dam prior to discharge to Maguires Creek, in accordance with the environmental conditions specified in EPL 2261.

b) Proposed assessment approach

The Project will extend the existing extraction area both laterally and vertically and continue to intercept groundwater. Therefore, a groundwater impact assessment (GIA) will be prepared as part of the EIS, including the development of a detailed numerical groundwater model.

The scope of the GIA will include:

- a description of the numerical model used, including mathematical constructs, assumptions, and model inputs;
- results from the numerical model, including quantifying groundwater impacts from the quarry on sensitive receptors, including groundwater dependent ecosystems (GDEs) and nearby water users;
- an assessment of groundwater impacts, including impacts on the quantity, quality, and flow of the region's groundwater resources, the incremental impacts associated with the Quarry expansion, connectivity between water sources, water-dependent assets (e.g. GDEs and nearby water users), and water-related infrastructure, and consideration of the NSW Aquifer Interference Policy and relevant Water Sharing Plan; and
- recommendations for ongoing groundwater monitoring and management.

6.2.6 Noise and vibration

a) Existing environment

The quarry generates noise and vibration emissions from operating activities such as blasting, the use of on-site plant, and processing equipment. As shown in Figure 1.2, the quarry is located near several rural residential properties (sensitive receivers).

b) Proposed assessment approach

Whilst the production rate is not increasing, there will be a change in the layout of the quarry and a continuation of the noise and vibration emissions from the quarry. Therefore, a noise and vibration impact assessment (NVIA) will be undertaken as part of the EIS, to include:

- confirmation of background/ambient noise levels in the locality of the Project;
- confirmation of the nearest potentially affected sensitive receivers and the noise-sensitive localities;
- determination of the Project noise trigger levels (PNTLs) based on the existing intrusive and amenity noise levels;

- predictive noise modelling and the assessment of potential noise impacts at surrounding sensitive receivers;
- consideration of feasible and reasonable noise mitigation strategies where the PNTLs are exceeded (if required);
- determination of monitoring and reporting programs required;
- an assessment of the cumulative noise impacts from the Project; and
- an assessment of vibration impacts using calculation methods consistent with the *Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration* (ANZEC, 1990).

6.2.7 Air quality and greenhouse gas

a) Existing environment

Dust generation is the main air quality issue relevant to quarry operations. Potential dust-generating activities at the quarry include extraction operations, haulage of blasted rock to the mobile crushing and screening plant, and haulage of products off-site. As shown in Figure 1.2, the quarry is located near several rural residential properties (sensitive receivers).

b) Proposed assessment approach

Whilst the production rate is not increasing, there will be a change in the layout of the quarry and a continuation of existing operations. Therefore, an air quality and greenhouse gas assessment (AQGHG) will be undertaken as part of the EIS, to include:

- a review of all available air quality monitoring data;
- identification of the potentially affected sensitive receivers;
- identification of all sources of dust/air/odour pollution;
- determination of the Project specific air quality levels (and comparison with predictions and monitored impacts for approved operations) including an assessment of cumulative air quality impacts of the Project (including an assessment of airborne particulate matter (TSP, PM_{10} and $PM_{2.5}$) and depositional dust and consideration of other potential air quality pollutants including nitrous oxides (NOx) and diesel particulates); and
- identification of required air quality monitoring and management measures.

The greenhouse gas assessment will determine the projected energy consumption and greenhouse gas (GHG) emissions as a direct result of the Project and outline proposed measures to minimise the Project's GHG emissions.

6.2.8 Traffic

a) Existing environment

As detailed in Section 1.5.4, site access for all vehicles is via North Teven Road in the south-west of the quarry site.

The quarry can dispatch up to around 140 daily and 20 hourly laden trucks within the parameters of DA 1995/292.

Approximately 60% of dispatches travel south from the quarry to the Pacific Highway via Teven Road, 20% travel north-west toward Alstonville/Lismore via the Bruxner Highway, and 20% travel north toward Brisbane via the Pacific Highway.

b) Proposed assessment approach

The Project includes an additional site access in the north-west corner of the site, providing for a single point of heavy vehicle ingress (to the north-west), and a single point of light vehicle ingress/egress and heavy vehicle egress (to the south-west). Whilst there would be no increase in the rate of production, the number of truck movements, the type of trucks, or the distribution of trucks, there would be a continuation of the existing traffic-related impacts of the quarry for up to an additional 30 years. Accordingly, a traffic impact assessment will be prepared as part of the EIS, to include:

- accurate predictions of the road traffic generated by the ongoing operation of the Project;

- intersection analysis of the existing and proposed quarry access points and identification of upgrade/treatment requirements;
- assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network; and
- description of the measures to be implemented to mitigate and/or manage potential impacts.

6.3 Matters identified as requiring standard assessment in the EIS

Commensurate with the projected level of impacts identified in this scoping phase assessment, Table 6.1 details the proposed assessment approach for the matters identified as requiring a 'standard' level of assessment in the EIS.

Table 6.1 Matters identified as requiring a standard level of assessment in the EIS

Existing environment	Proposed assessment approach
Visual	
The original EIS (Boral, 1995) included a visual assessment, which identified that there would be limited views of the quarry, occurring mainly from the west of the quarry on Teven Lane and Stokers Lane. Mitigation measures, including tree planting/screening and the establishment of a bund wall constructed along the southern edge of the basalt pit, have been undertaken to reduce potential visual impacts of the quarry.	An assessment of the likely visual impacts of the Project (before, during, and post-extraction) will be undertaken in relation to private landowners in the vicinity of the Project and key vantage points in the public domain. Photomontages will be prepared to create a 3D representation of the final pit design (for both the extension and the new pit) and the final landform from the 'worst case' selected viewpoints.
Historic heritage	
The original EIS (Boral, 1995) states that no known European heritage sites are located on or near the quarry site.	A contemporary review of relevant historic heritage sources will be undertaken to ensure that the findings of these assessments remain relevant in the context of the Project.
Land resources	
A comprehensive soil study was conducted over the quarry site by the Grafton office of the then Department of Conservation and Land Management, with the findings detailed in the original EIS (Boral, 1995). The dominant soil type identified at the quarry site north of the basalt quarry (including the proposed extraction area) is the 'Chocolate Soil'. The following general soil characteristics were identified: • the soil pH across the quarry site exhibits little variation, with all the topsoils being slightly acidic with a Ph of 6.0; • the soil depth is variable across the quarry site, with the shallowest soils (1 m) occurring on the steeper ridges and the deepest soils on the flats. In general, soils are 1.5 m to 2 m deep; and • the potential for soil erosion on the quarry site is considered minimal due to its good structure and dense vegetation cover. The quarry site is not mapped as containing biophysiological strategic agricultural land.	The EIS will include an assessment of land resources, land capability and agricultural suitability, and the compatibility of the Project with other surrounding land uses, including: • potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); • landforms (topography), paying particular attention to the long-term geotechnical stability of any new landforms (such as overburden dumps) in accordance with the proposed rehabilitation management strategy; and • preparation of a land use conflict risk assessment (LUCRA).
Hazards and risks	
The quarry site contains land mapped as bushfire-prone. Fuels associated with plant operation are stored on site in self-bunded areas, and plant refuelling only occurs within the site depot to reduce the incidence of spills impacting soil and water health.	A bushfire hazard assessment report will be undertaken in accordance with the NSW Rural Fire Services (RFS) *Planning for Bushfire Protection 2019 (*PBP, 2019). A preliminary risk screening will be undertaken in accordance with Chapter 3 of the NSW *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP). The preliminary risk screening will involve identification and assessment of the storage of specific dangerous goods classes that have the potential for significant off-site effects.

Existing environment	Proposed assessment approach
Waste	
All waste generated at the quarry is separated, collected in designated waste disposal bins, reused where possible, or disposed of at an appropriately licenced waste facility.	A waste management assessment is proposed to be undertaken for the Project, including: • identification, classification and quantification of the likely waste streams that will be handled, stored and disposed of at the quarry site; • providing details of how waste will be treated and transported to and from the quarry site; and • identification of measures that will be implemented to maximise resource recovery from the waste streams and reduce the disposal of waste to landfill.
Rehabilitation	
As detailed in Section 1.5.5, Boral's objectives for the quarry's rehabilitation strategy are centred on creating a final landform that is safe, secure, non-polluting, stable, and suitable for biodiversity conservation and agriculture.	An updated rehabilitation management strategy will be prepared for the Project, including: • identifying rehabilitation objectives, methodology, monitoring programs, performance standards and proposed completion criteria; • nominating the final land use, having regard to any relevant strategic land use planning or resource management plans or policies; • identifying he potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region; and • including a detailed description of the measures that will be put into place to ensure sufficient resources are available to implement the proposed rehabilitation measures, and the ongoing management of the quarry site following the cessation of quarrying.
Economics	
The quarry contributes to the local, regional and NSW economies through continued employment, payment of rates and taxes, purchase of goods and services, and the payment of local contributions to Ballina Shire Council.	An assessment of the likely economic impacts of the Project will be undertaken, including specifically: • the significance of the resource; • the costs and benefits of the Project, identifying whether the Project as a whole will result in a net benefit to NSW; and • the demand on local infrastructure and services.

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Abbreviations

Abbreviations	Definitions
AHD	Australian height datum
ANZECC	Australian and New Zealand Environment and Conservation Council
AQGHG	air quality and greenhouse gas assessment
BAM	Biodiversity Assessment Method
BC Act	*NSW Biodiversity Conservation Act 2016*
BDAR	biodiversity development assessment report
BOS	Biodiversity Offset Scheme
ACHA	Aboriginal cultural heritage assessment
cm	centimetre
DA	development application
Cth DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water
DECCW	Department of Environment Climate Change and Water
DP	deposited plan
DoEE	Commonwealth Department of Environment and Energy
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure (Former Department of Planning and Environment)
DPIE	Department of Planning, Industry and Environment
DRE	Department of Resources and Energy
DRNSW	Department of Regional NSW
EEC	endangered ecological community
EIS	environmental impact statement
EMP	environmental management plan
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Reg	Environmental Planning and Assessment Regulation 2020
EPBC Act	*Environmental Protection and Biodiversity Conservation Act 1999*
EPI	environmental planning instrument
EPL	Environment Protection Licence
GHG	greenhouse gas
ha	hectare
km	kilometre
L	litre
LEP	local environmental plan
LGA	local government area
m	metre
mm	millimetre
ML	megalitre
MNES	matters of national environmental significance

Abbreviations	Definitions
M	million
Mt	million tonnes
NVIA	noise and vibration impact assessment
NPI	*Noise Policy for Industry*
NSW	New South Wales
OEH	Office of Environment and Heritage
PCT	plant community type
PNTLs	project noise trigger levels
POEO Act	*Protection of Environment Operations Act 1997*
RAPs	Registered Aboriginal Parties
RFS	NSW Rural Fire Service
RNP	*NSW Road Noise Policy*
SIA	Social impact assessment
SEPP	state environmental planning policy
t	tonne
TEC	threatened ecological community
TfNSW	Transport For NSW
TIA	traffic impact assessment
tpa	tonnes per annum
TSP	total suspended particulate
WAL	water access licence
Water Act	*Water Act 1912*
WM Act	*Water Management Act 2000*
WSP	water sharing plan

Appendix A Scoping Summary Table

Level of assessment	Matter	Cumulative impact assessment	Engagement	Relevant policies and guidelines
Detailed	Heritage – Aboriginal heritage	Yes	Specific	• *Guide to investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011) • *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010) • *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010)
	Water – groundwater	Yes	General	• *NSW Aquifer Interference Policy* (NOW 2012)
	Biodiversity	Yes	General	• *Biodiversity Assessment Method* (DPIE 2020b) • *Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance* (Commonwealth of Australia, 2013) • *Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon Commonwealth Land and Actions by Commonwealth Agencies* (Commonwealth of Australia, 2013) • *Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species*
	Amenity – noise and vibration	Yes	General	• *NSW Interim Construction Noise Guideline* (DECC 2009) • *NSW Noise Policy for Industry* (EPA 2017) • *NSW Road Noise Policy* (DECCW 2011) • *Assessing Vibration: A Technical Guideline* (DECC 2006)
	Water – hydrology and water quality	Yes	General	• *Managing Urban Stormwater: Soils and Construction Volume 1* (Landcom 2004) • *Managing Urban Stormwater: Soils and Construction Volume 2* (Department of Environment and Climate Change 2008) • *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC / ARMCANZ 2000) • *Guidelines for instream works on waterfront land* (NOW 2012) • *Guidelines for riparian corridors on waterfront land* (NOW 2012a) • *Guidelines for watercourse crossings on waterfront land* (NOW 2012b)
	Access – traffic and parking	Yes	Specific	• *Guide to Traffic Generating Development* (RTA, 2002) • *Guide to Traffic Management – Part 3 Traffic Studies and Analysis* (Austroads, 2013).

Level of assessment	Matter	Cumulative impact assessment	Engagement	Relevant policies and guidelines
				• *Guide to Traffic Management – Part 12 Traffic Impacts of Development* (Austroads, 2016)
	Air – particulate matter and gases	Yes	Specific	• *Guidance on the Assessment of Dust from Demolition and Construction* (IAQM). • *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales* (DEC 2007) • *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (EPA 2016)
	Social	Yes	Specific	• *Social Impact Assessment Guideline for State Significant Projects 2021* (DPIE 2021).
Standard	Hazards and risks – land contamination	No	General	• *Managing Land Contamination: Planning Guidelines State Environmental Planning Policy No 55 Remediation of land* (Department of Urban Affairs and Planning and Environment Protection Authority 1998).
	Hazards and risks – hazardous and offensive development and dangerous goods	No	General	• *Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis* (DoP 2011a) • *Multi-Level Risk Assessment* (DoP 2011b) • *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (DoP 2011).*
	Land – soils, landform and topography	No	General	• *Land Use Conflict Risk Assessment Guideline* (DPI 2011) • *Managing Urban Stormwater: Soils & Construction* (Landcom 2004).
	Historic heritage	No	General	• *Historical Archaeology Code of Practice* (Heritage Council 2006).
	Economics	No	General	-
	Amenity – visual	Yes	Specific	• *Guidelines for Landscape and Visual Impact Assessment* (United Kingdom Landscape Institute of Environmental Management and Assessment 2013) • *Guidance Note for Landscape and Visual Assessment* (Australian Institute of Landscape Architects 2018).
	Hazards and risks – bushfire	No	Specific	• *Planning for Bushfire Protection 2019 (RFS 2019)*

Appendix B Social Impact Assessment – Scoping Report

Boral Resources (Country) Pty Limited

Teven Quarry Extension Project

Social Impact Assessment - Scoping Report

June 2025

Teven Quarry Extension Project

Social Impact Assessment - Scoping Report

Prepared for Boral Resources (Country) Pty Limited

Document details	
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0-1	10/06/2025	Draft	L.Rankin (APC)	R. Wong (Boral) J. Seaton (Social Aspect)
1-1	19/06/2025	Final	L.Rankin (APC)	R. Wong (Boral)

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1—Introduction

This chapter provides an overview of the Project, the social impact assessment (SIA) methodology including the purpose of the SIA scoping phase.

1.1 Overview

Boral Resources (Country) Pty Limited (Boral) owns and operates the Teven Quarry (the quarry), a hard rock basalt and argillite quarry located approximately 9 km north-west of Ballina on North Teven Road. It is within the Ballina local government area (LGA), and on the lands of the Bundjalung Nation. The quarry produces a range of hard rock quarry products for concrete and asphalt manufacture, road and infrastructure construction, land rehabilitation and other related developments.

The current development approval (DA 1995/292) for the quarry was granted consent by the Land and Environment Court on 27 June 1996 and has been modified twice. DA 1995/292 (as modified) allows for the production (extraction, processing and transportation) of up to 500,000 tonnes per annum (tpa) of crushed hard rock products until June 2026.

To meet significant local and regional demand for high-quality hard rock quarry products and to allow for the continuation of existing quarry operations, Boral proposes to develop the Teven Quarry Extension Project (the Project). Key components of the Project include extending the existing quarry extraction area to access approximately 11.3 million tonnes (Mt) of additional resource (basalt and argillite), upgrading existing plant and infrastructure, and extending the life of the quarry by up to a further 30 years. There would be no change to the approved production rate, operational vehicle movements, or hours of operation.

The Project is State Significant Development (SSD) pursuant to the NSW *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP). Approval for the Project is required under Part 4, Division 4.7 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). An SSD application must be accompanied by an environmental impact statement (EIS) and a social impact assessment (SIA), prepared in accordance with the Secretary of the NSW Department of Planning, Housing and Infrastructure's (DPHI) environmental assessment requirements (SEARs).

Additionally, it is noted that Boral is seeking a separate approval from Ballina Shire Council to extend the quarry's life by around seven years. This is subject to a separate development application (DA) currently being prepared, which provides a contingency should there be any delays in the determination of the SSD application. Boral intends to lodge the DA with Balina Shire Council in the second half of 2025.

Boral has engaged Arnold Planning and Consulting (APC) to prepare the SIA following the NSW Government's *Social Impact Assessment Guideline for State Significant Projects* (SIA Guidelines) (DPIE, 2023) and the *Undertaking Engagement Guidelines for State Significant Projects* (DPHI, 2024). This SIA scoping report documents the process and findings of the scoping phase of the SIA, following the methodology and recommended approach provided in the SIA Guidelines.

1.2 The Project

The key components of the Project include extending the existing quarry extraction area to access approximately 11.3 million Mt of additional resource (basalt and argillite), upgrading existing plant and infrastructure, and extending the life of the Quarry by up to a further 30 years. There would be no change to the approved production rate, operational vehicle movements, or hours of operation.

Boral has identified the following Project objectives to ensure the continued operation of the quarry:

- meeting market requirements for a quality, economical source of hard rock quarry products;
- minimising to the greatest extent possible the impact on the local environment, community, and stakeholders;
- providing a final landform that is geotechnically safe, stable, and a non-polluting environment, that can support ongoing land-use activities suitable for biodiversity conservation and agriculture;
- implementing management controls and mitigation measures, to ensure compliance with appropriate environmental criteria, and to meet reasonable community expectations;

- providing an equitable and targeted contribution to the local, regional and NSW economies through continued employment, payment of wages, rates, taxes, purchase of goods and services, and through local Council contributions; and
- achieving these objectives to ensure the security of employment of employees and contractors, and the economic viability of the quarry.

A Project layout plan is provided in Figure 1.1.

1.3 Purpose and structure of this report

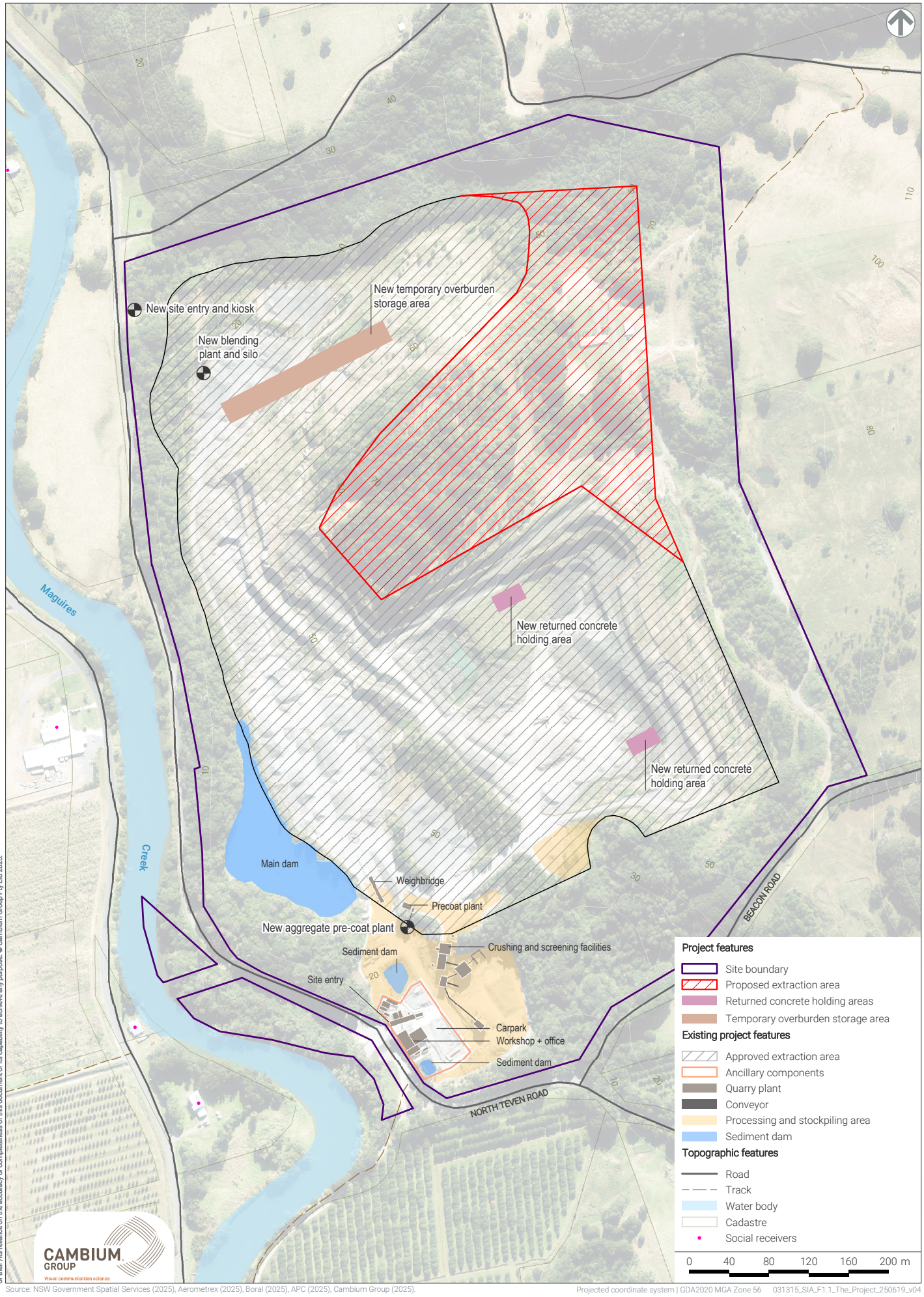
This report has been prepared as part of the Scoping Report submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) for the Project's request for SEARs. It is proposed to inform the social impact-related content of the SEARs. The SEARs will specify the social impact assessment requirements for the EIS that will be prepared to accompany the SSD application.

The approach to the scoping phase and the structure of this report are influenced by the SIA Guidelines as outlined in Table 1.1.

Table 1.1 Structure of this report

Section	Particulars
Chapter 1 – Introduction	Background to the Project and the purpose and structure of this report
Chapter 2 - Methodology	Outlines the methodology applied during the scoping phase
Chapter 3 - Social locality	Describes the social locality
Chapter 4 - Social baseline	Establishes the social baseline
Chapter 5 - Stakeholder engagement	Provides an overview and summary of engagement during the scoping phase
Chapter 6 - Scoping of likely social impacts	Initial identification of likely social impacts
Chapter 7 - Conclusion	Determining the complexity of SIA - Phase Two

Figure 1.1
The Project



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

2—Methodology

This chapter outlines the social impact assessment methodology including the purpose of the SIA scoping phase.

This SIA scoping report has been prepared following the SIA Guidelines. The key objective of the SIA scoping phase is to gather a high-level understanding of the Project's social environment to inform the likely scale and size of the SIA. In carrying out the SIA Scoping Report and initial assessment, the following has been considered:

- an initial understanding of the Project's social locality;
- an initial understanding of the Project's social context and existing environment, and the characteristics of the communities within the Project's social locality (the social baseline);
- the preliminary identification of likely social impacts on different groups in the social locality and the level to which these impacts need to be assessed in the SIA;
- any potential refinements or approaches in response to likely social impacts; and
- the remainder of SIA tasks including further engagement.

2.1 Approach to determining the social locality

There is no prescribed meaning or fixed, defined geographic boundary to a social locality or the area where social impacts are considered. Section 4.2 of the SIA Guidelines addresses the definition of 'social locality' for SSD, identifying that the social locality begins with an understanding of the scale and nature of a project, the characteristics of the affected communities and how positive and negative impacts may be reasonably perceived or experienced by different people. Given the social locality is also informed by the scoping of social impacts, it may be further refined and updated according to Project changes and the outcomes of technical investigation undertaken during the assessment phase.

2.2 Preliminary social baseline

A preliminary social baseline study (refer to Chapter 4) was undertaken, which describes the social context without the Project. To contextualise the project, a review of regional planning policies and strategies was conducted. Previous studies undertaken for the quarry and ongoing community engagement were also relied upon.

Chapter 4 describes the existing environment by providing a high-level overview of:

- regional and local demographics, including socio-economic characteristics;
- land use;
- key industries; and
- an overview of the directly impacted locality.

2.3 Stakeholder mapping and engagement

Engagement for the SIA scoping phase has been guided by a community and stakeholder engagement plan (CSEP), prepared by APC and provided in Appendix A. A summary of stakeholders, their expected interests in the Project, and outcomes of the scoping phase engagement is provided in Chapter 5 of this report.

Further stakeholder mapping and analysis will be undertaken for the SIA as part of the EIS if necessary. The CSEP will be updated to reflect this and any proposed engagement techniques and activities.

2.4 Scoping of likely social impacts

The scoping of likely social impacts that may result from the Project has been guided by the SIA Guideline, with reference to the social impact categories outlined in Table 2.1. The scoping of likely social impacts was informed by:

- understanding the Project context and activities;
- a review of the existing environment and any past or current assessments undertaken for the quarry;
- outcomes of the scoping phase engagement; and
- consideration of community opinions of the Project based on desktop research and review of other similar projects in the region or other localities.

Table 2.1 Social impact categories

Categories	Definition
Way of life	How people live, how they get around, how they work, how they interact with each other.
Community	Including composition, cohesion, character, how they function, resilience and sense of place.
Accessibility	Access to and use of infrastructure, services and facilities, whether provided by a private, government or not-for-profit organisation.
Culture	Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations values and stories, and connections to country, land waterways.
Health and Wellbeing	Physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressure, access to open space and effects on public health.
Surroundings	Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment and aesthetic value and amenity.
Livelihoods	People's capacity to sustain themselves through employment or business.
Decision-making	Extent to which people can have a say in decisions that affect their lives and have access to complaint, remedy and grievance mechanisms.

2.5 Scale and complexity of the SIA

A key objective of this SIA Scoping Report is to present the level of assessment required for each impact as part of the assessment phase of the Project. The SIA Guidelines outline the approach to determine the level of assessment required for an identified social impact. The level of assessment determines the extent of effort and data required to assess the impact.

The assessment levels and the indicative data requirements recommended by the SIA Guidelines are detailed in Table 2.2. The scoped social impacts and the recommended level of assessment are detailed in Chapter 6 of this report.

Table 2.2 Level of assessment

Level of assessment	Secondary data	Primary data	
		Engagement	Research
Detailed: the Project may result in significant social impacts, including cumulative impacts	Required	Broad engagement	Targeted research
Standard: the Project is unlikely to result in significant social impacts, including cumulative impacts	Required	Targeted engagement	Potentially targeted research
Minor: the Project may result in minor social impacts	Required	Limited-if required	Not required

Level of assessment	Secondary data	Primary data	
		Engagement	Research
Not relevant: the Project would have no social impacts, or the social impacts of the Project would be negligible	N/A		

3—Social locality

The SIA guidelines note the social locality should be determined for each project depending on its nature and its impacts. This chapter describes the social locality and the determining factors for the Project.

3.1 Identification of social locality

To determine the boundary of the social locality for the Project, the following characteristics have been taken into consideration:

- the nature and scale of the Project and its associated activities;
- the characteristics of surrounding communities and how positive and negative impacts may be reasonably perceived or experienced by different people, including those who may be vulnerable;
- the potentially affected built or natural features located near the quarry have social value or importance;
- cumulative impacts that may impact affected communities because of other projects of operations near the quarry;
- any relevant social, cultural, demographic trends or social change processes occurring now or in the past near the quarry;
- the history of the quarry and the area and any similar experiences people near the quarry have had; and
- the broader indirect area of social influence on communities impacted by future incoming workforce, business opportunities, construction access, and supply chain routes.

These characteristics of the Project are discussed in Table 3.1.

Table 3.1 Determination of social locality

Project or demographic characteristics	Matters that have been considered
Scale and nature of the Project	The Project would see the continued operation of the quarry for an additional 30 years, contained within the existing quarry boundary. Figure 1.1 - Project layout plan shows that the extent of the proposed extension area is approximately 7.45 ha in relation to the site itself, which is 56 ha. In the context of the quarry and the local area the capital investment in the project is of a substantial scale, although the extension area is small. The nature of the Project is that its effects would be dispersed across several associated communities in the region.
Communities that may be affected	Several communities may be affected by the Project, including the following: • The adjoining and nearby neighbours who would be the most affected by quarrying activity. These include the landholders on the quarry's blast notification list. These may experience direct amenity-related impacts from the Project. • Businesses and residents generally within a one-kilometre radius of the quarry, or adjoining the primary haulage route of North Teven Road. These are referred to as the social receivers and are shown mapped on Figure 3.1 – Primary social locality. • Current (11 full-time) and future employees who would benefit from job security beyond the current approved life of the quarry. • Suppliers, contractors, and local businesses in nearby towns, particularly Lismore, Tweed Heads, Evans Heads, Ballina, and Byron Bay, would continue to benefit from the Project, including the 15 contractors who provide direct services to the quarry. • The end users of the product, especially the local and state road construction authorities and the construction industry, are facilitating the growth in the region.

Project or demographic characteristics	Matters that have been considered
Vulnerable or marginalised	The quarry falls within the boundary of the Jali Local Aboriginal Land Council (Jali LALC). The social baseline analysis (refer Section 4.3 of this report) provides an assessment of vulnerabilities in the social locality, which is primarily related to an ageing population.
Built or natural features	The area surrounding the quarry is characterised by a mix of natural landscapes and developed land. It is predominantly rural, with several farming operations and open spaces. The quarry's visibility is limited from both private and public areas, with a partial view from Stokers Lane on the western side of Maguires Creek. The Project would retain an existing Biodiversity Regeneration Area, as required under the original development consent (1995/292), encompassing two remnant vegetation areas: subtropical rainforest and highly disturbed littoral rainforest.
Potential cumulative impacts	There are no significant developments close to the quarry.
Relevant social, cultural, demographic trends or social change processes	The demographic profile in Chapter 4 identifies an ageing population. However, there is a strong emphasis on promoting Ballina as a desirable place to live for people of all ages and attracting younger people to balance the ageing demographic. Dependence on recycled materials to supplement the use of traditional quarry materials for construction would increase as recycled products become available.
History of the proposed Project and area	The Teven area is part of the traditional lands of the Bundjalung nation. Indigenous Australians have lived in this region for thousands of years, with a deep connection to the land and its resources. European settlement dates from 1842, with land used mainly for timber-getting and agriculture. From the 1860s, land was used more for sugar cane, maize, and dairy farming. Rapid growth took place during the 1970s and 1980s. The population increased from under 11,000 in 1971 to 19,000 in 1981 and then to 30,000 in 1991. The population continued to increase from the 1990s, rising to over 39,000 in 2011 (source: Ballina Profile .id).

3.2 The primary and secondary social locality

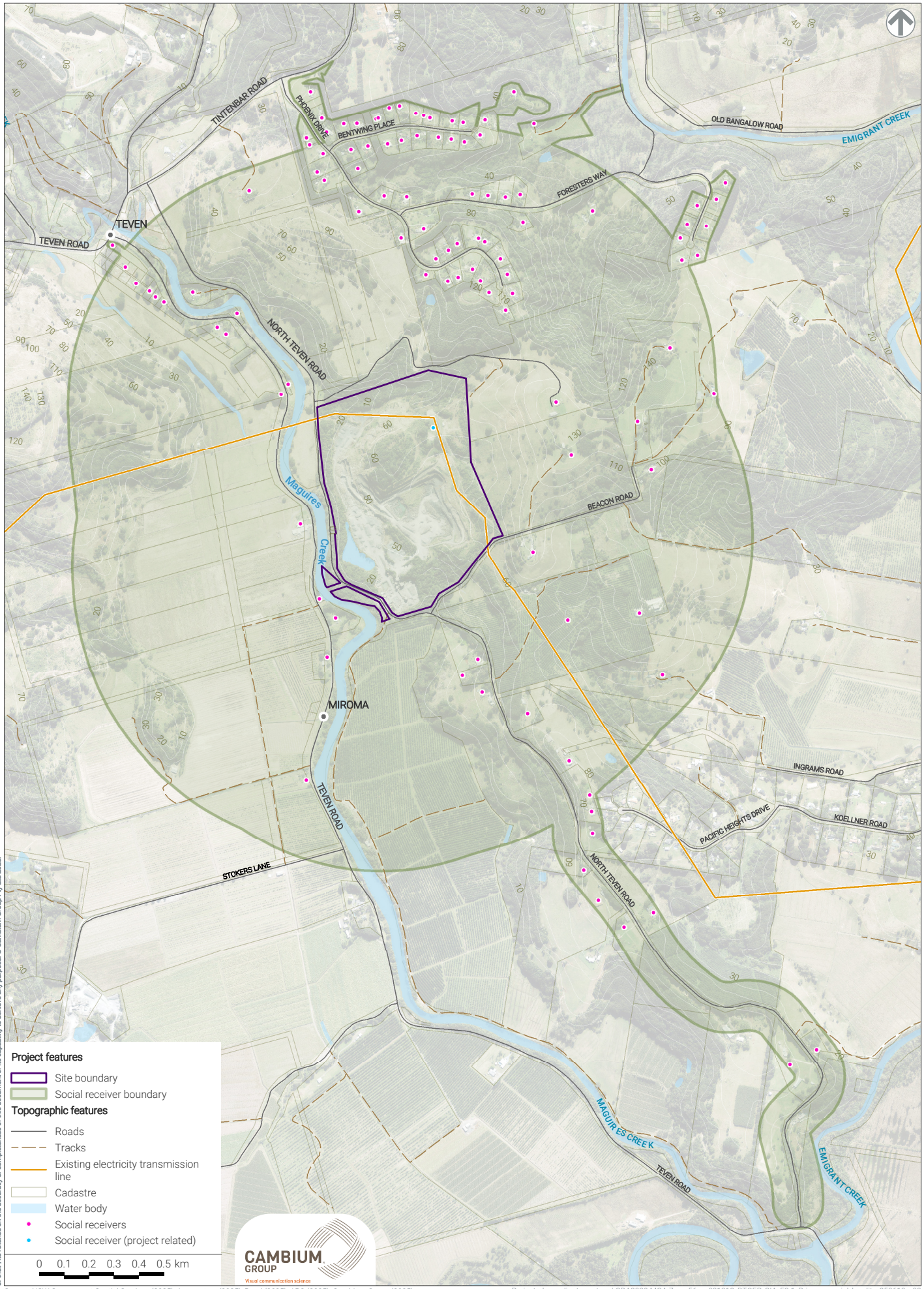
The Project would affect several different population groups and is more clearly consistent with the dispersed locality proposed in the SIA guidelines.

Considering the above factors, a primary and secondary locality have been defined for the SIA. The primary social locality (refer Figure 3.1) comprises the area within a one-kilometre radius of the quarry. It extends to capture the residents on the northern side of Bentwing Place and the residents in Foresters Way. Residences and businesses setback within 150 m of the North Teven Road haulage route are also included. Residents likely to experience more direct amenity impacts of the project are likely to reside in this area.

A secondary social locality (refer Figure 3.2) has been identified where indirect socio-economic impacts and benefits are most likely to eventuate.

Figure 3.1

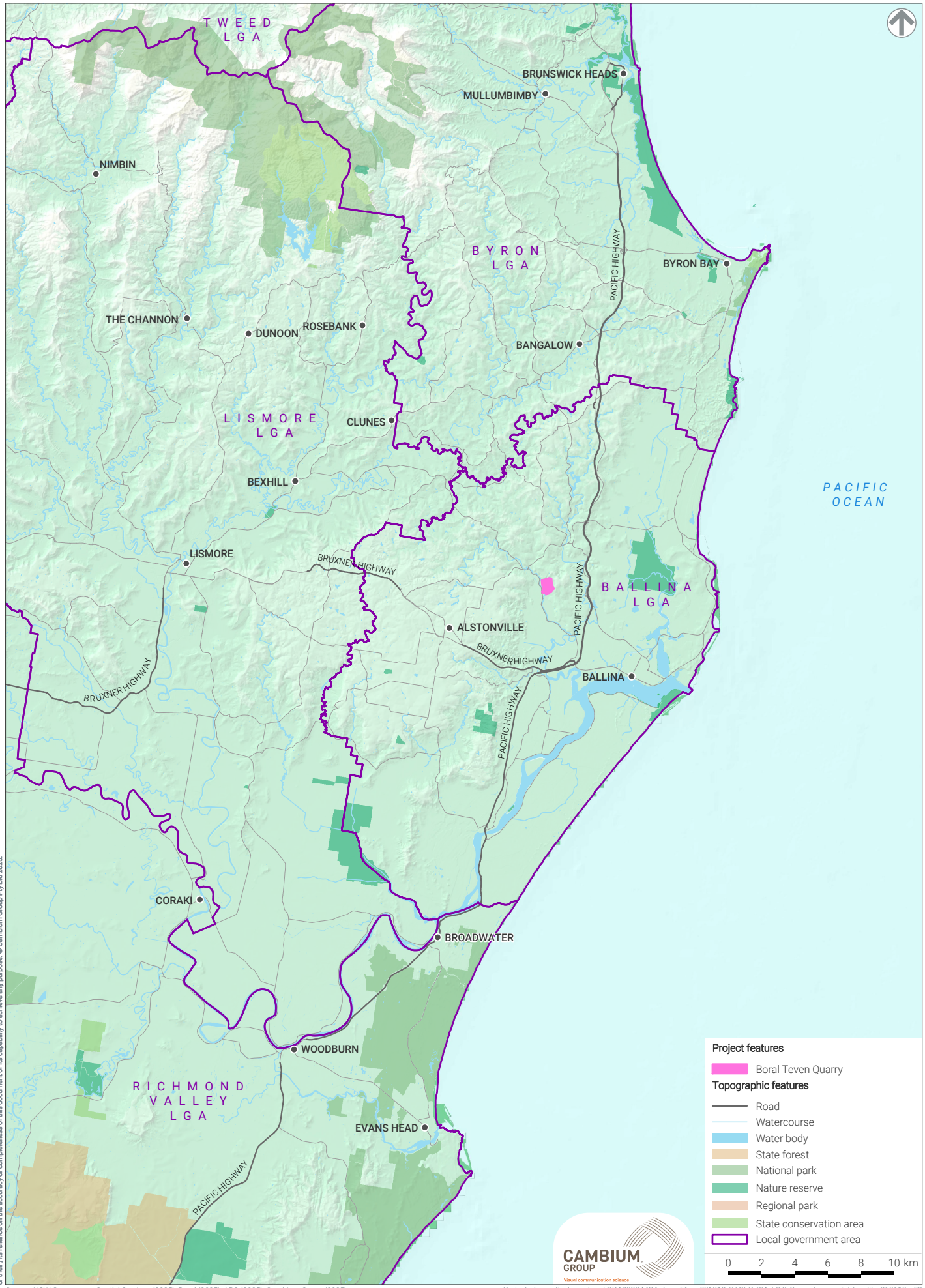
Primary social locality



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

Figure 3.2

Secondary social locality



Source: NSW Government Spatial Services (2025), Boral (2025), APC (2025), Cambium Group (2025).

Projected coordinate system | GDA2020 MGA Zone 56

4—Preliminary social baseline

This chapter presents the preliminary social baseline for the Project and describes the social context that exists without the Project. It outlines the local and regional policy context, the regional development context and characteristics. It describes the existing environment and trends relevant to the Project, including the characteristics of the communities and the area surrounding the quarry.

4.1 Regional development context

The Project is located within the North Coast region (the region) of NSW, an extensive region extending from the Queensland border in the north to Port Macquarie in the south, and west to the Great Dividing Range and hinterland. It is recognised as having one of the most stunning environments in NSW. It is one of the most biologically diverse regions in NSW, with these values protected by National Parks, Conservation Areas, Crown Land, High Environmental Value (HEV) land, and a network of biodiversity corridors.

The main regional cities in the North Coast Region are Tweed, Lismore, Coffs Harbour and Port Macquarie. Other smaller centres include Ballina, Byron Bay, Casino and Lennox Head. The region is located about 650 km north of Sydney and 135 km south of Brisbane.

The quarry is accessed off North Teven Road, with the main regional roads being the Pacific Highway to the east and Bruxner Highway to the south. The Pacific Highway is the key transport link from Ballina through to the Queensland border. The Bruxner Highway is the major transport route through to Lismore, the closest regional city to Ballina.

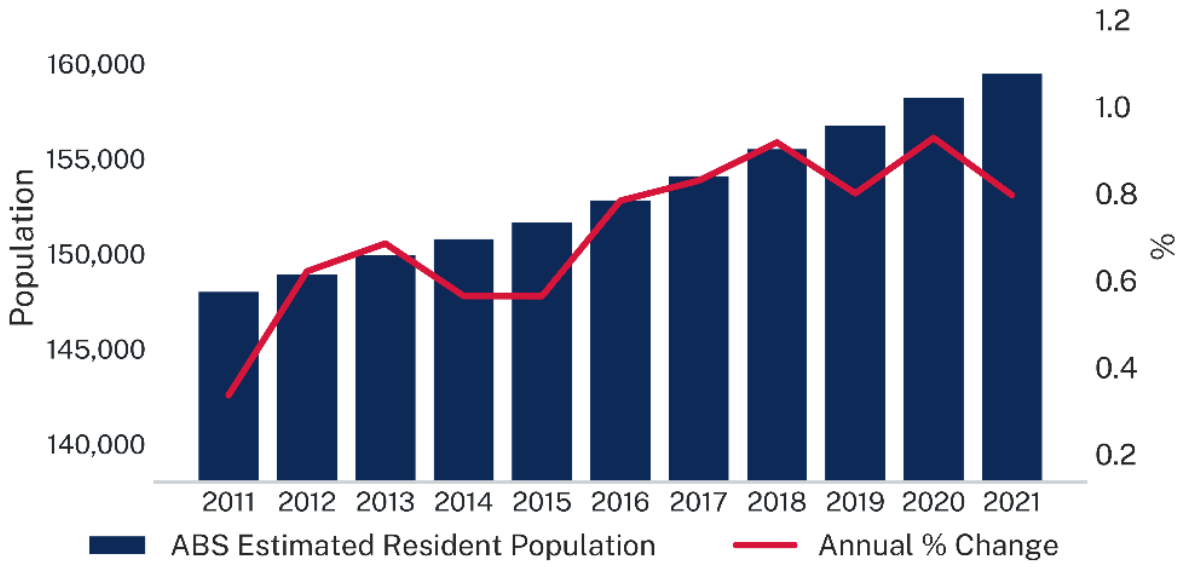
The North Coast is recognised as a great place to live, however, climate change and increasing vulnerability to stresses and natural hazards including bushfires, droughts, coastal hazards, floods and landslip, are a key regional concern and priority focus for all levels of government. Between 2008 and 2022 there were 12 disaster declarations.

The NSW Reconstruction Authority (NRA) – Northern Rivers, has a focus to lead and coordinate recovery and reconstruction of housing, essential assets and infrastructure in flood-impacted areas, including Ballina. A key initiative of the NRA is a $9.5 million grant program to support the economic recovery of villages and towns, including those in the Ballina LGA.

The Northern Rivers sub-region (a sub-region of the North Coast) is one of the fastest-growing regions in regional NSW, with growth driven largely by tourism and lifestyle migration, particularly from Sydney and overseas. It has seen consistent growth since 2011 (refer Figure 4.1 reproduced from the Regional Economic Development Strategy (RNSW 2023)) and is likely to grow faster in the short-term given the need for a significant workforce to support ongoing reconstruction efforts in the region.

According to the 2021 census, the proportion of the Northern Rivers region population over 55 was 8.2% higher than the NSW average. The over 55 cohort as a proportion of the population continues to grow, which represents a structural demographic challenge with an ageing population. A challenge for the region is attracting and retaining a sufficient workforce to support this ageing demographic.

Figure 4.1 Northern Rivers Region population growth 2011-2021 (ABS) estimated resident population (ERP) (July 2022)



4.2 Planning and policy context

A variety of plans and strategies inform strategic planning and development at the local and regional levels. The following sections summarise the main elements of these plans and strategies as they relate to the Project and the surrounding community.

4.2.1 North Coast Regional Plan 2041

The NSW government has prepared the *North Coast Regional Plan,* 2041 (the regional plan) (DPE 2022). The regional plan is a 20-year blueprint for the future of the North Coast region of NSW and provides the overarching strategic planning framework. The regional plan recognises the North Coast as one of the state's most desirable places to live, work, play, and visit. It is seen as the bridge between the rapidly growing "economic powerhouses" of Sydney, Newcastle, and South East Queensland. The region has two distinct sub-regions centred around the Northern Rivers and the Mid North Coast.

The regional plan outlines a vision centred around the region's spectacular environment, biodiversity, and climate. The vision is for healthy and thriving communities supported by a vibrant and dynamic economy.

The region's population is expected to grow, with 41,300 extra homes needed to support this population growth and to cater for increasing demand for visitor accommodation and replacement homes destroyed by natural disasters.

Importantly, the regional plan acknowledges the February and March 2022 flooding events that significantly and widely impacted housing, infrastructure and businesses in the Northern Rivers sub-region. The reference to building back better, as a concept and an opportunity to create more resilient communities and to ensure that buildings and infrastructure are rebuilt to higher standards, is prevalent throughout the regional plan.

The North Coast is recognised as having a diverse economy, with the health and social assistance sectors being the fastest-growing sectors. The regional plan recognises the importance of education, construction, tourism, retail, agriculture and food manufacturing to generate employment opportunities. Key drivers also include the film and television industry and the Richmond Valley Regional Job Precinct. Of significance to the future development of the Northern Rivers sub-region is proximity to Queensland and the opportunities presented by the significant growth which will be boosted further by the Brisbane 2032 Olympics.

Ballina is referenced in the regional plan as one of the main centres in the region and is important as a lifestyle destination. Ballina is expected to support the delivery of housing for the region, particularly through higher-density development around the CBD. The centre stands to gain from the Ballina-Byron Gateway Airport, growth in south-east Queensland and increased connectivity provided by the upgraded Pacific Motorway.

Of importance and relevance to the Project, is that the heavy construction materials such as those produced at the quarry are fundamental to delivering on the infrastructure projects that underpin population growth and economic development in the region.

Aggregate and crushed rock products form the backbone of the construction industry and contribute significantly to the cost structure of roads, bridges, and other critical infrastructure. Ensuring a stable, long-term supply of such materials is essential for maintaining the affordability and timely delivery of development projects.

4.2.2 Northern Rivers Regional Economic Development Strategy

The NSW Government has developed the *Northern Rivers Regional Economic Development Strategy* 2018 and its 2023 Update (referred to as the REDS) (RNSW, 2023). The REDS pertains to the Northern Rivers Functional Economic Region (FER), which aligns with the Northern Rivers sub-region outlined in the regional plan. The FER includes the local government areas of Ballina, Byron, Kyogle, Lismore, and Richmond Valley, with a total population of 159,526 (ABS, Census 2021). Ballina has the largest population within the FER, totalling 46,172.

The NSW Government created the REDS to establish a place-based vision and framework for the FER's economic development. It highlights the region's economic strengths, identifies industry specialisations, and outlines strategies and actions to leverage these strengths.

The REDS points out key driving and emerging industries in the FER, including agriculture, manufacturing, tourism, and healthcare and social assistance. Emerging industries in the region also include arts and recreation (notably the growth of the film and television sector), as well as electricity, gas, water, waste services, and administrative and support services.

The REDS highlights the impact of extreme climatic events in the region, including drought, bushfires, and frequent flooding. It emphasises that post-flood redevelopment represents an opportunity to create a more resilient region by implementing the strategy and actions outlined to build back better. The REDS recognises that complementary to economic and infrastructure resilience, there is a need to focus on building community resilience in relation to health and wellbeing.

Stakeholder consultation undertaken during the REDS update process identified the following themes:

- Resilience in rebuilding - stakeholders highlighted the importance of collaboration across all levels of government, and the opening up of industrial, commercial and residential areas on flood-resilient and flood-free lands.
- Housing availability and affordability - the region continues to face significant challenges associated with housing shortages. Increasing total housing supply will be impacted by the need to support replacement of flood-destroyed housing stock and the influx of workers associated with reconstruction, and limited availability of land outside of flood zones.
- Workforce constraints – stakeholders highlighted that ongoing workforce and skills shortages in agriculture, tourism, healthcare and hospitality are presenting challenges to sustainable economic growth.

The three key strategies in the REDS update include:

- Utilise the Northern Rivers Reconstruction Corporation mandate and local government collaboration to develop a more climate-resilient economy and provide for future population and economic growth across the region.
- Provide better access to jobs and affordable housing for residents through strategic employment and housing land development.
- Develop and support the growth of emerging industries and the visitor economy.

As shown in Table 4.1, since 2018, the Northern Rivers region has received significant local, state, and federal government investments as well as a range of private investments. These investments are at varying stages of progress, with some delivered, some underway, and some still in the planning stage. Public investments have included significant transport and logistical upgrades, new education and health facilities and a range of community and tourism infrastructure upgrades.

Of importance and relevance to the Project, is that the heavy construction materials such as those produced at the quarry are fundamental to delivering on the infrastructure projects that are highlighted in the REDS.

Table 4.1 Major private investments in the FER since 2018 (RNSW, 2023).

Investment	Estimated total project value
North Byron Parklands festival site upgrade	$42 million
Casino Meatworks Retail Ready facility	$6.33 million
Summerland Farm Alstonville expansion	$6 million
Cumulus Visual Effects (Cumulus VFX) facility Ballina	>$2 million
Tabulum Berry Packing Facility expansion	>$1.5 million
Carbon sequestration investments on private land	Not available
St Mary's Catholic College Casino upgrades	$8.4 million
Emmanuel Anglican College Ballina upgrades	>$17 million
Kyogle Residential Aged Care Facility expansion	$12 million
Epiq Marketplace Lennox Head	$20 million

Table 4.2 Major public investments in the FER since 2018 (RNSW, 2023).

Investment	Estimated total project value
Lismore Base Hospital redevelopment	$313 million
Ballina Byron Gateway Airport expansion	$23 million
Fixing country bridges program – 99 bridge upgrades	$63.5 million
Clarence Way upgrades	$20 million
River Street Ballina duplication	$27.5 million
Byron Bay Town Centre bypass	$24 million
Lismore Airport upgrades	$5 million
Northern Rivers Livestock exchange – stage 2	$7 million
Lismore Employment Lands Project	$14 million
Casino Industries Activation Project	$10 million
TAFE NSW Byron Bay Connected Learning Centre	$6.1 million
Northern Rivers Rail Trail	$17.4 million
Mallanganee Observatory	$2.7 million
North Coast Reflections Holiday Park	$13 million
Byron Bay Bioenergy Facility	>$20 million
Casino Swimming Pool upgrade	$6.7 million
Alstonville and Lennox Head Cultural Centre	$14 million
Byron Bay Community Hub	$5 million
Bonalbo Multi-Purpose Service	Not available

4.2.3 Ballina Shire Council Community Strategic Plan 2022-2032

The *Ballina Shire Council Community Strategic Plan 'Our Community, Our Future'* (the CSP) is the highest-level plan for the Ballina LGA. It establishes a vision for a safe LGA, with a connected community, a healthy environment and a thriving economy.

The CSP estimates that Ballina LGA's annual GDP is $2.18 billion, supporting almost 4,724 businesses that provide 17,373 local jobs.

The highest proportion of jobs in the Ballina LGA is in the services sector, and the second highest is in retail. The Ballina LGA has a diverse industry base, including construction, tourism, agriculture, fishing, and manufacturing.

The community is expected to grow. The actions and strategies in the CSP are predicated on an annual growth rate of 1% and an increase in the population from 44,314 in 2022 to 51,238 in 2036. The CSP recognises that 34 % of the population is expected to be over the age of 65 in 2036.

Key aspects of achieving the vision for Ballina are:

- respect for the natural environment and the role this plays in health and wellbeing;
- promoting Ballina as a desirable place to live for people of all ages and attracting younger people to balance the ageing demographic;
- designing safe places while complementing the natural environment and fostering the area's indigenous culture;
- expanding the Ballina CBD and recognizing the important role of the towns of Lennox Head and Alstonville;
- facilitating business growth and development based on transport connectivity and the ready supply of industrial land and offices, manufacturing and retail spaces; and
- supporting the Ballina Regional Airport as the region's number one airport.

The CSP identifies a range of key indicators of success for the plan over its 10-year delivery timeframe. Growing the economy, including workforce aged population as well as workforce participation and employment opportunities, is reflected in these indicators. Some of the key indicators include:

- balancing out the ageing population by increasing the number of people aged between 35-49;
- increased use of community facilities;
- improving Ballina's contribution to the region's gross regional product (GRP) and Ballina's own GRP;
- increasing total tourist visitation and tourist expenditure;
- increasing employment and workforce participation;
- reducing greenhouse gas emissions per capita (tonnes);
- increase the amount of habitat restored; and
- ecological carrying capacity improved.

Of importance and relevance to the Project, the CSP recognises the need to support growth and employment opportunities in the Ballina LGA.

4.2.4 Ballina Housing Strategy 2024

Ballina Shire Council has prepared the *Ballina Shire Housing Strategy 2024,* which contains the following key findings:

- the population of Ballina is expected to grow by 7,000 in the next 20 years;
- by 2024 close to 30% of Ballina Shire's population will be aged 65 years and over;
- there is a declining household size leading to a demand for more dwellings to house new households as well as existing 'empty nester' populations;
- there is a lack of housing choice with the housing stock being dominated by single detached dwellings with 3 or more bedrooms; and
- there is sufficient greenfield land to meet projected demand for the next 20 year-30 years, which equates to between 3,500 and 6,500 dwellings.

4.2.5 Ballina Shire Economic Development Strategy 2019

Ballina Shire Council has prepared the *Ballina Shire Economic Development Strategy 2019*, (EDS) which distinguishes the role of the Council from the private sector. It establishes how the Council can support entrepreneurial activity and economic development in the Ballina LGA. It sets a vision for economic development based on:

- the vibrancy and beautiful natural amenity of the Ballina LGA and its lifestyle character; and
- where the Council's leadership and strong business networks support growth opportunities.

The strategy focuses on the key industry sectors of:

- construction and real estate;
- education and health care;
- finance management and administration;
- natural resources (including agriculture and mining);
- retail, hospitality and entertainment; and
- light industry (including wholesale and manufacturing).

Of importance and relevance to the Project, the EDS recognises the important natural resources in the Ballina LGA, including the local and regional supply of quarry material for local construction and development projects. It establishes the importance of the local supply of quarry material for other sectors of the economy, acknowledging that the industry itself is only a small proportion of overall economic output and activity.

The EDS highlights the continued residential construction in the Cumbulam, Lennox Head, and the Wollongbar Urban Expansion Area. The associated *Population and Development Activity - Annual Report 2021/22* identifies between 367 and 668 new dwelling approvals per year for the four years up to 2022.

The sound prioritisation of infrastructure investment projects is seen as an important element in considering economic benefits for the Ballina LGA, including projects like the duplication of the bridge on Tamarind Drive and the expansion of the Ballina-Byron Gateway Airport.

Overall, the Ballina Housing Strategy, the EDS and the CSP documents highlight key objectives for supporting sustainable growth through promoting the area as a great place to live and visit, improving the regulatory environment for doing business and increasing the resilience of the business community.

4.3 Local context

4.3.1 Ballina Local Government Area

The Ballina LGA is largely rural, with increasing urban land use in many towns and villages. The main townships are Alstonville, Ballina, Lennox Head, Wardell, and Wollongbar.

The following describes the key population and socio-economic characteristics for the LGA. This material was compiled and presented by .id (informed decisions). https://profile.id.com.au/ballina/, and is replicated below.

Population general

The Ballina LGA is home to approximately 47,935 (ABS estimated resident population 2024). The median age of the population has not changed since the 2016 census, remaining at 48 years. This is higher than the Regional NSW median of 43 years and the New South Wales median of 39 years. The gender split shows slightly fewer males than females, with 48.1% of the population male and 51.9% female. 4,506 more people called Ballina home in 2021 compared to 2016.

The majority of the population in the LGA resides in and around the town of Ballina. This area has a population of 18, 787 when including East Ballina and West Ballina.

The Lennox Head locality has approximately 9,679 residents, while the smaller community of Alstonville has 6,093 residents. Outside of these localities, the population is predominantly scattered throughout the rural areas.

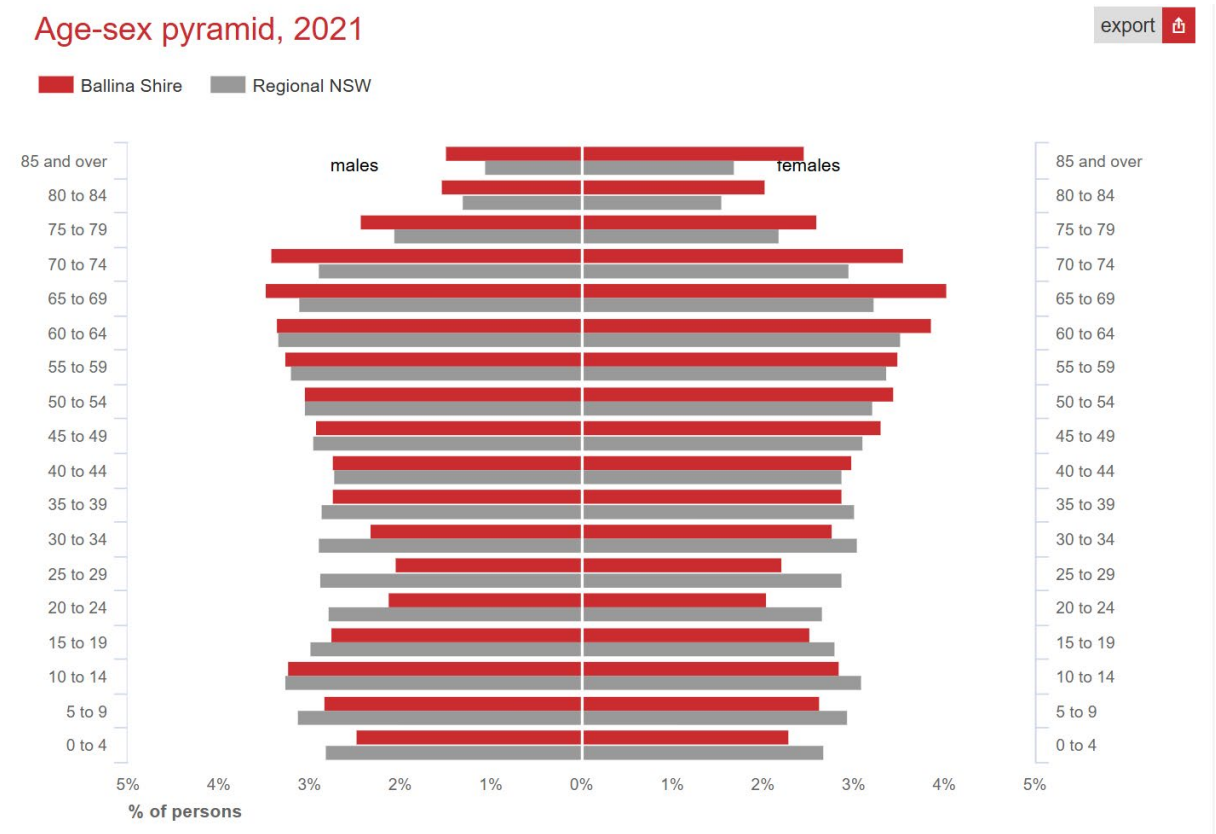
Eighty-seven percent of the residents are Australian-born, with 3.9% identifying as Aboriginal and Torres Strait Islander descent. Couples without children and lone-person households constitute the majority of household types in the LGA, making up 29.3% and 26.6% of households, respectively.

Population Age

The Ballina LGA has an ageing population, as shown by the 2021 Australian Bureau of Statistics (ABS) Census results. In 2021, the largest age group in the Ballina LGA was the 65 to 69-year-olds, totalling 3,500 residents. The age group that experienced the most significant increase since 2016 was the 70 to 74-year-olds, which grew by 867 individuals.

In 2021, 34.3% of the Ballina LGA's population was aged 60 years or older, compared to 29.1% for regional New South Wales as a whole. While growth was observed across all age groups, the population-age-sex pyramid (refer Figure 4.2 below) indicates that the 19 to 34-year-olds represent the smallest proportion of the overall population.

Figure 4.2 The Ballina LGA age-sex pyramid 2021 (Source: Profile .id)



Employment and income

In 2021, the Ballina LGA had 20,773 employed individuals, with 51% working full-time and 42% part-time. In total, 55.5% of people aged 15 years and older participated in the labour force. During the December 2024 quarter, the unemployment rate in Ballina LGA was 2.5%, which was 1.1% lower than the NSW unemployment rate for that same period. At that time, the number of unemployed individuals was 583.

In Ballina, the Health Care and Social Assistance sector is the largest employer, generating 2,989 full-time equivalent (FTE) jobs in 2022/23. The Construction industry and Retail Trade were the next largest employers, generating 2,581 and 1,952 FTE jobs, respectively.

Analysis of household income levels in Ballina LGA in 2021 compared to Regional NSW shows that there was a similar proportion of high-income households (those earning $3,000 per week or more) as well as a similar proportion of low-income households (those earning less than $800 per week). Overall, 16.3% of the households earned a high income and 25.7% were low-income households,

compared with 16.7% and 26.0% respectively for Regional NSW. There were no major differences between Ballina LGA and Regional NSW in 2021.

4.3.2 Teven locality

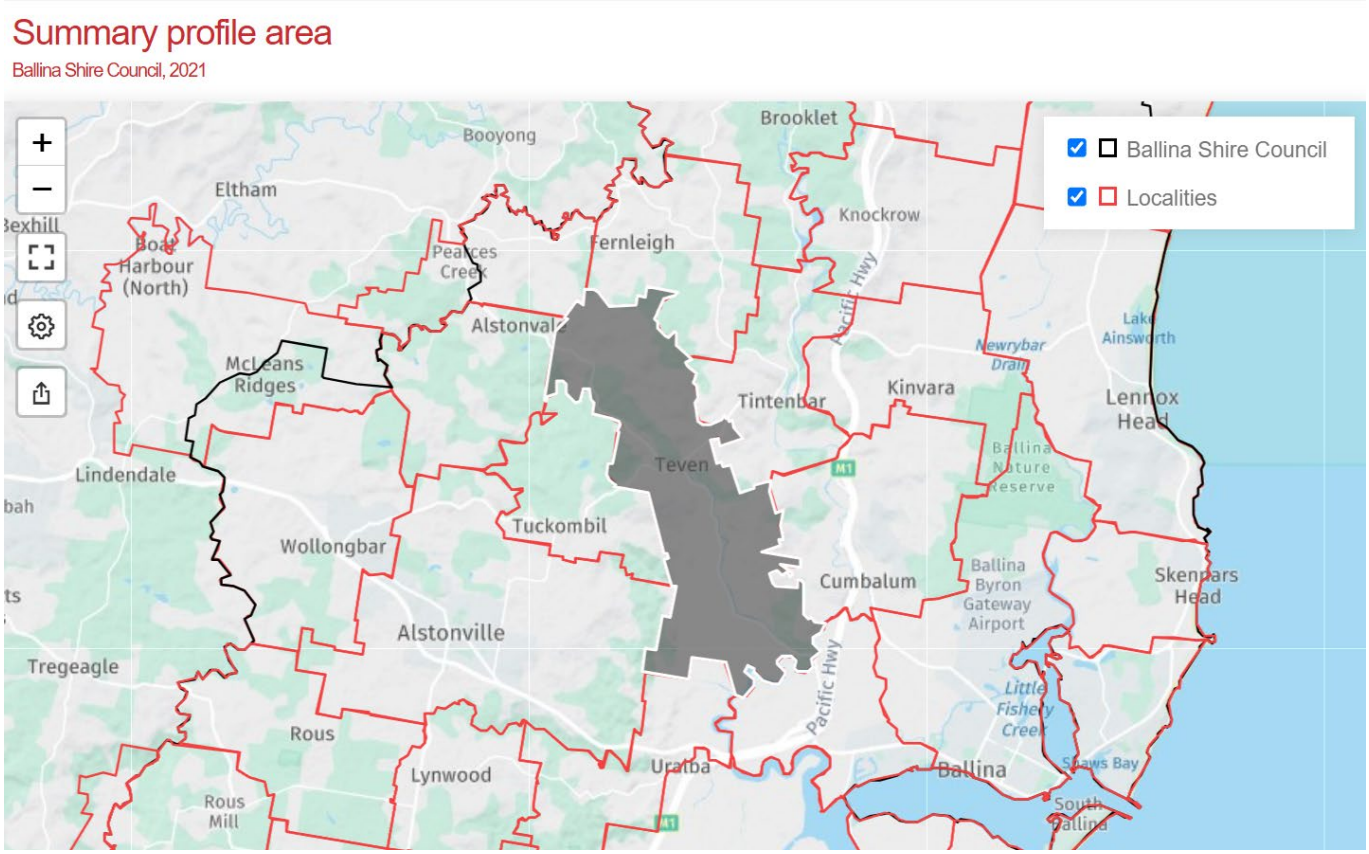
The Teven locality (refer Figure 4.3 based on the ABS census suburb and locality boundaries) is situated in the central northern part of the Ballina LGA). The quarry is located on the western side of this locality, adjacent to Maguires Creek. In 2021, Teven had a total population of 306 residents and 114 dwellings. Table 4.3 below provides a summary of the characteristics of the residents of the Teven locality.

Table 4.3 Teven summary profile (Source: Profile .id)

Place of usual residence	Number	% locality
Population summary		
Males	161	52.6
Females	142	46.4
Total population	306	100
Total dwellings	114	100
Aboriginal or Torres Strait Islander	0	-
Australian born	250	81.7
Speaks a language other than English at home	24	7.8
Overseas born	25	8.2
Needs assistance due to age or disability	17	5.6
Age structure		
Babies and preschoolers (0 to 4)	11	3.6
School age (5 to 7)	52	17.0
Tertiary education /independence (18 to 24)	26	8.5
Young workforce (25 to 34)	34	11.1
Parents and homebuilders (35 to 49)	57	18.6
Older worker and pre-retirees (50 to 59)	46	15.0
Empty nesters and retirees (60 to 69)	46	15.0
Seniors (70 to 84)	40	13.1
Frail aged (85 and over)	0	-
Household types		
Couples with children	33	33.0
Couples without children	33	33.0
One parent families	4	4.0
Group households	7	7.0
Lone person households	20	20.0
Education		
Attending pre-school or primary school	35	11.4
Attending secondary school	17	5.6
Attending university or TAFE institution	16	5.2
Dwelling summary		
Separate houses	110	94.8

Place of usual residence	Number	% locality
Medium and high density	0	-
Other dwellings (inc. Caravans, houseboats)	6	5.2
Occupied private dwellings	108	94.7
Unoccupied dwellings	6	5.3
Non-private dwellings	0	-
Housing tenure		
Owned	55	49.1
Purchasing	29	25.9
Renting	19	17.0
Household income		
Less than $800 (low)	13	13.5
$800 to $1,749 (lower middle)	32	33.3
$1,750 to $2,999 (upper middle)	20	20.8
$3,000 or more (high)	22	22.9
Incomes not stated	9	9.4

Figure 4.3 Teven locality (Source: Profile .id)



4.3.3 The quarry

Quarrying has been ongoing since 1959. As illustrated in Figure 3.1 - primary social locality, the quarry is well separated from residential properties by the surrounding topography and physical features, including Maguires Creek to the west and hills to the north, south, and east.

The entrance to the quarry, along with the weighbridge and office, is situated in the southwestern corner near the intersection of North Teven Road and Beacon Road. The quarry's working faces and stockpiles extend toward the north and east into the sloping hillsides.

The current quarry manager resides onsite and has established a good relationship with the direct neighbours. Residents have his mobile number and can contact him directly if any issues arise related to quarry operations. Additionally, the quarry maintains a blast notification list, ensuring that all 12 residents on the list are informed in advance of any blasting activity. Blasting typically occurs no more than once a month.

The Boral Teven Quarry Consultative Committee (CCC) was established in 2011 to facilitate ongoing communication between Boral and local stakeholders. Its membership is defined by the quarry's current consent conditions, including:

- the quarry manager;
- a representative of the wider Boral business; and
- at least two representatives of the local community.

The most recent CCC meeting was held on 11 December 2024. In mid-2024, a community breakfast was also held, during which the community was initially informed of the Project. Refer to the link here to CCC minutes and presentations.

The quarry is made up of the following key components:

- extraction areas – comprising of two separate Argillite quarries and a Basalt quarry, these include a series of benched working quarry faces and in-pit mobile crushing and screening equipment;
- infrastructure area – comprising fixed processing and pre-coat plant, an existing weighbridge and dedicated stockpile areas;
- a site office, meal room, and amenities adjacent to the quarry entry point;
- workshop/stores building for the maintenance and repair of plant and equipment to the south;
- water control infrastructure, comprising a main dam in the southeast corner and two additional sediment dams, one in the southeast and the other in the northeast; and
- private access road – providing access from North Teven Road.

The approved maximum production rate (extraction, processing and transportation) is 500,000 tpa.

The quarry can dispatch up to around 140 daily and 20 hourly laden trucks within the parameters of DA 1995/292. Other vehicles travelling to and from the quarry include trucks delivering fuel, potable water and other supplies as well as light vehicles. The current quarry consent requires Boral to pay a road maintenance levy under a now-defunct Council contributions plan.

Quarry product is trucked both south and north along North Teven Road. Trucks heading to Boral's concrete batching plants in Ballina and Lismore would generally take the northern route, whilst trucks to the Evans Head concrete batching plant would head south. All trucks eventually join either the Bruxner Highway west towards Lismore, or the Pacific Highway north towards Byron Bay and Tweed Heads or south towards Evans Head.

Boral undertakes monitoring and reporting as required by Environmental Protection Licence (EPL) 2261

The quarry generates noise and vibration emissions from operating activities such as blasting, the use of on-site plant, and processing equipment. The current consent allows for no more than one blast per day on weekdays only. EPL 2261 conditions blasting times, overpressure, and vibration limits. Blasting is monitored at two key sites: 660 Teven Road and 54 Beacons Road.

Dust generation is the main air quality issue relevant to quarry operations. The quarry currently has four depositional dust monitors, which are used to monitor the dust levels around the quarry. The dust deposition gauges are not a requirement under the development consent or EPL 2261, and as such are only used for information purposes.

The quarry employs 11 full-time equivalent (FTE) employees and provides work to around 15 other local trade and service businesses.

The quarry sponsors and supports the Lions Club and the Immune Deficiency Foundation Australia (IDFA) annual kids show (Lismore).

The land uses surrounding the quarry are predominantly grazing, pasture, and rural lifestyle properties. Some of the commercial land uses in the surrounding area include (refer to Figure 4.4, Surrounding uses):

- Tides Byron Estate - function centre;
- LNL macadamia farm directly opposite the quarry entrance;
- Holcim Teven Quarry on Stokers Lane on the western side of Maguires Creek, approximately 2 km from the quarry; and
- Bright Horizons Day Care at the entrance of the Phoenix Park residential estate.

The Tides Byron Estate has approval for a maximum of two functions per week and 52 over 12 months.

4.4 Demand for quarry product

The quarry produces high-quality basalt and argillite aggregates and road pavement products for construction and infrastructure projects.

The EIS (Boral 1995) prepared for the original DA (DA 1995/292) outlined the importance of locational factors in determining the site of a quarry. Extractive materials are a resource that cannot be replenished. In terms of weight and volume, more construction materials must be quarried and moved to construction sites than any other resource material. For these reasons, extractive material source areas need to be located as close as possible to their point of use. Locating a quarry close to markets represents considerable savings in construction and associated transport costs.

The quarry is ideally located to service markets in Byron Bay, Lismore, Ballina and Tweed Heads. Aggregate from the quarry is trucked to Boral's concrete batching plants in Evans Head, Lismore and Ballina. Surrounding Councils, including Tweed and Byron Bay LGAs, and local construction companies also purchase products from the quarry for infrastructure and construction projects.

The projected growth and investment in the region will increase demand for high-quality hard rock from the quarry. Continued operations at the quarry are consistent with the aims and objectives of the regional and local strategies and plans described in Sections 4.2 above.

4.5 Vulnerabilities

From a review of the relevant ABS data, it is possible to ascertain key areas of vulnerability in Ballina. These include:

- **The elderly**: Ballina has a proportionately higher older population. Analysis of the five-year age groups of Ballina LGA in 2021 compared to Regional NSW shows that there was a lower proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+). Overall, 16.3% of the population was aged between 0 and 15, and 27.1% were aged 65 years and over, compared with 17.9% and 22.2%, respectively, for Regional NSW.
- **Long-term health condition**: Analysis of the long-term health conditions of Ballina LGA in 2021 compared to Regional NSW shows a lower proportion of people with a long-term health condition, 36.4%, compared to 37.0% in Regional NSW. Regardless, 36.4% indicated they were living with a long-term health condition, of which arthritis and asthma were the most common conditions.

4.6 Social baseline summary

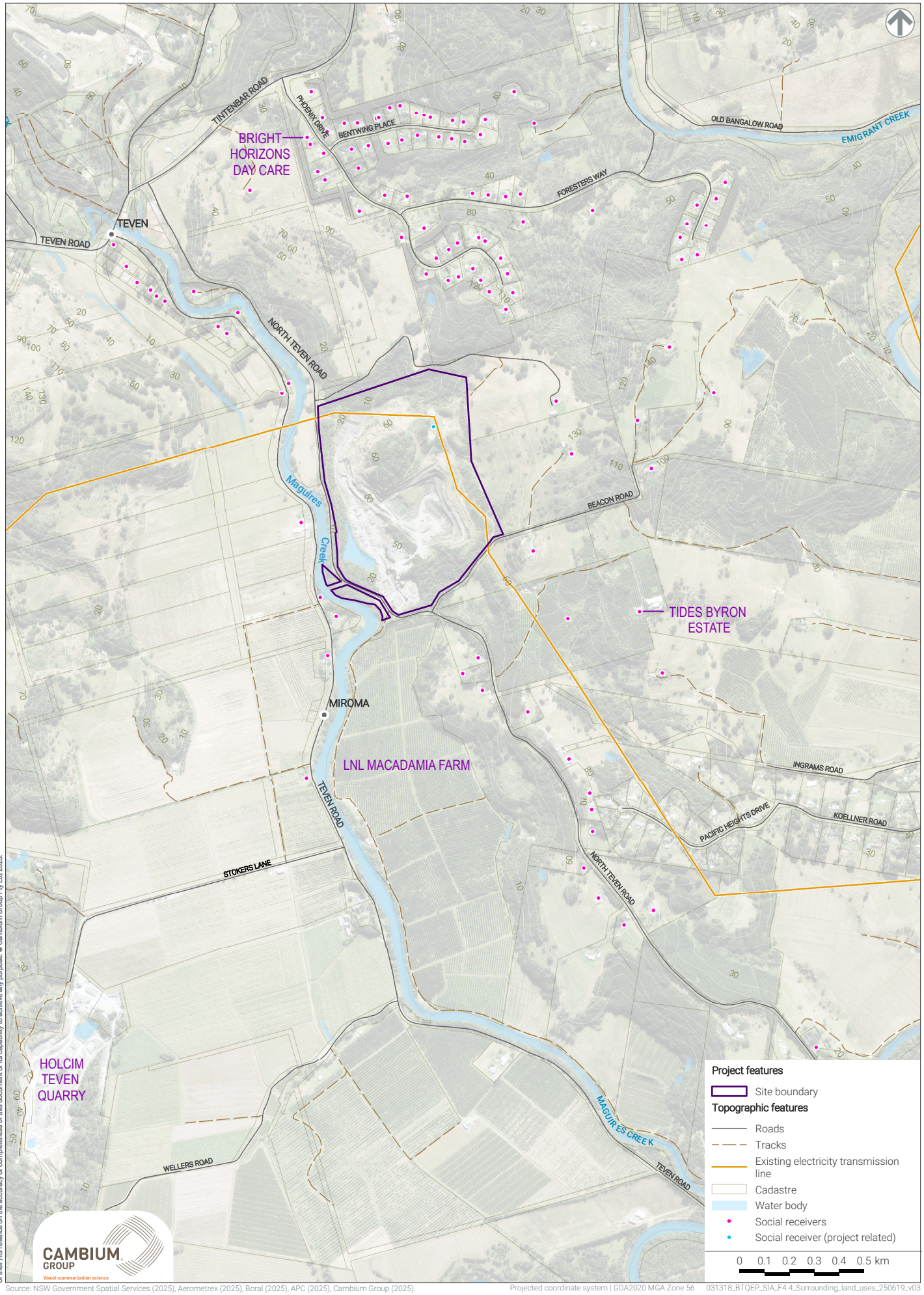
Based on the analyses in the preceding sections, the key characteristics of Ballina, the quarry and the broader region are:

- the Ballina LGA has a mixed urban and rural community with an ageing population and a strong imperative to balance out the ageing population by increasing the number of people aged between 35-49;

- the region has a diverse economy with growth and a strong reliance on the health care and social assistance sector;
- between 3,500 and 6,500 is the projected demand for new dwellings in the Ballina LGA for the next 20 to 30 years;
- the region is recognised as having one of the most stunning environments in NSW;
- there is a strong and growing reliance on the construction industry, particularly in relation to the reconstruction projects and new investments including housing;
- climate change and increasing vulnerability to shocks, stresses and natural hazards including bushfires, droughts, coastal hazards, floods and landslip, are a key regional concern;
- the Northern Rivers FER has received significant local, state, and federal government investments as well as a range of private investments;
- the Brisbane/Gold Coast Metropolis including Tweed Heads exerts an increasing influence on the region; and
- the quarry is well located to support the infrastructure and construction needs of Ballina, Lismore, Tweed Heads and Byron Bay.

Figure 4.4

Surrounding land uses



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

Projected coordinate system | GDA2020 MGA Zone 56

5—Stakeholder engagement

As noted in the SIA Guidelines, respectful, inclusive, and meaningful engagement is a fundamental part of project planning and the development of an SIA. Engagement with affected communities and stakeholders provides first-hand insight into what people value and how they expect a project to affect them.

This chapter outlines the engagement activities and outcomes for the scoping phase.

5.1 Stakeholder identification

A stakeholder mapping and analysis has been undertaken for the scoping phase of the SIA, which may influence the list of stakeholders for the SIA engagement. Table 5.1 provides a summary of stakeholder identification, anticipated concerns or interests, and level of influence.

Table 5.1 Summary stakeholder identification

Stakeholder	Area of interest or concern	Level of influence
Nearby neighbours, including the 18 owners in closest proximity to the quarry.	Nearby neighbours to the Project are those likely to be most affected. In particular, the impacts may be felt in relation to their way of life and surroundings including: • changes to surroundings, including long-term changes to the landscape and visual amenity; • potential amenity impacts (i.e ongoing air, noise, vibrations and traffic impacts); • maintaining current land uses; and • impacts to property values. They may also be interested in the benefits they would be able to access from the Project and in particular, how potential benefits may be shared across affected communities.	Consult
Social receivers within the primary social locality (refer Figure 3.1).	These social receivers may have similar concerns as the nearby neighbours although they are not as close to the quarry. These could include: • changes to surroundings, including long-term changes to the landscape and visual amenity; • potential amenity impacts (ongoing traffic impacts related to the extension of operations at the quarry), dust and vibrations; and • maintaining current land uses. They may also be interested in benefits they would be able to access from the Project and in particular, how potential benefits may be shared across affected communities.	Consult

Stakeholder	Area of interest or concern	Level of influence
Boral Teven Quarry CCC	The CCC membership is defined by the quarry's approval conditions and meet biannually. The concerns and interests of the CCC would be similar to those of the nearby neighbours. The membership of the CCC has diminished and Boral are using the Project engagement to update its membership.	Involve
Ballina Shire Council	The quarry is within the Ballina LGA. There are likely to be both concerns and benefits from the Project for the Council. Concerns may centre around the impacts that quarrying activities would have on its community. This may include matters of: • noise, visual amenity, road maintenance, ongoing truck movements, and other impacts on community assets; • biodiversity, conservation; and • waste management. Potential benefits that the Project's investment could bring, may include: • consistent accessible supply of quarry material for council-led projects; • how the investment may support localised needs and priorities, especially to support the strong growth agenda of the region; and • community benefits associated with potential new jobs and keeping current workers employed.	Involve
Ballina Environment Society	The Ballina Environment Society is Ballina LGA's only organisation dedicated solely to protecting the natural environment and defending environmental values LGA-wide. BES was established in 1983 and have been included on the quarry CCC since 1995. The concerns of the society may centre around the impacts that quarrying activities would have on the environment, including: • habitat loss, biodiversity, conservation; • impacts on water and flooding; • rehabilitation; • recycling of quarry product; and • amenity and land use conflict.	Consult
Businesses	There are 15 local trade and service businesses that support the quarry operations. Additionally, there are other businesses in the surrounding area that would benefit from the quarry's ongoing activities. The business community may share similar concerns to the broader community and may also be interested in the following: • benefits to local/regional businesses including local contractors; and • business geared to servicing local workers.	Consult

Stakeholder	Area of interest or concern	Level of influence
Jali Local Aboriginal Land Council	Aboriginal people may share similar concerns to the broader community and may also be interested in: • protecting local Aboriginal practices and any significant sites or items of value; and • connection to country, including particular stories or events that took place in the Project area of cultural or historical importance and value.	Involve

5.2 Engagement activities

The SIA guidelines refer to the need for secondary and primary data sources to inform the SIA process. This SIA scoping report has relied upon primary data from engagement undertaken by APC and Boral to help inform the scoping of social impacts.

The engagement approach is outlined in the CSEP and summarised in Table 5.2. It included a series of direct contacts such as letterbox drops to the 12 residents on the blast notification list and a community flyer posted to 113 social receivers in the primary social locality (refer Figure 3.1). The community flyer is included in the CSEP and incorporates a link to an online survey that was designed to gain early input into the project and seek community interest in the project and the quarry.

The CSEP is provided in Appendix A.

Table 5.2 Engagement activities - February-May 2025

Stakeholders	Date	Method	Description
MP – Hon. Tamara Smith	06/05/2025	Email	Email with community flyer to advise of the Project and community engagement.
Mayor Balina Shire Council	06/05/2025	Email	Email with community flyer to advise of the Project and community engagement.
General Manager Ballina Shire Council	06/05/2025	Email	Email with community flyer to advise of the Project and community engagement.
Director Health and Environment Ballina Shire Council	06/05/2025	Email	Email with community flyer to advise of the Project and community engagement.
Ballina Environment Society (BES)	15/05/2025	Community flyer	Email with community flyer to advise of the Project, community engagement and invite to complete the survey. Request that the BES update its membership on the CCC.
12 landowners on the blast notification list	27/02/2025 25/04/2025 Ongoing	Letter Community flyer Face-to face and phone	Quarry update letter letter-boxed dropped to the 12 closest residents to the quarry. Community flyer mailed out to all addresses within the primary social locality. Flyer introduced the project and contained the link to the online survey. Regular ongoing discussions regarding quarry operations. Neighbours have quarry manager's direct mobile number.
CCC	25/05/2025 11/12/2024	Community flyer Face-to-face meeting	Community flyer mailed to the single current member. A secondary objective of the engagement is to seek new members for the CCC. The most recent CCC meeting was held on 11 December 2024.

Stakeholders	Date	Method	Description
113 social receivers (including the 12 on the blast notification list) within the primary social locality	25/04/2025	Community flyer	Community flyer mailed out to all addressed within the primary social locality. Flyer introduced the Project and contained the link to the online survey.
Department of Planning, Housing and Infrastructure (DPHI)	05/06/2025	Video meeting	Project briefing.
Jali Local Aboriginal Land Council	Ongoing	Direct discussions	Ongoing relationship that has been established between Boral's Indigenous Relations Manager, the LALC and traditional owners.

Five respondents completed the online survey as a result of the community flyer, two contacted the SIA lead, and two contacted the quarry manager.

Table 5.3 summarises the outcomes of this engagement and linkages to potential social impact categories. A summary report of the survey responses is included in the CSEP in Appendix B. The names and contact details of the respondents are not included for privacy purposes.

The quarry manager lives on-site and has an established relationship with the closest adjoining neighbours. Boral's Indigenous Relations Manager has an ongoing relationship with the Jali LALC and other traditional owners in the primary and secondary locality.

Table 5.3 Engagement outcomes and linkages to social impact categories

Feedback	Social impact category
Social receivers	
General support for the quarry from the respondents. Advised the quarry manager that they had received all correspondence. Quarry is great for the area, and acknowledgment of the need for quarry products to support infrastructure, especially roads and housing. Concern regarding amenity impacts such as dust, noise and traffic. Concern with vibration from blasting and potential structural damage. Concerns around increased traffic movements and potholes on the roads from trucks. Looking forward to Borals' continued support of local events. All respondents would like to stay engaged and receive more information on the Project. Less concerned about the noise from the quarry than the flight path. Concerned that Boral will buy adjoining land and increase the footprint of the quarry. Highly value the location for its rural setting, peace and quiet, safety, community, and privacy. The locality is close to work areas, major tourist attractions, transport, including air service and highway.	Access Way of life Surroundings Community Livelihoods
Ballina Environment Society	
Generally positive perception of the quarry. Encouraged by the engagement process. Acknowledgment of the need for quarry products to support infrastructure, especially roads and housing. Acknowledge Boral's support for community initiatives and approach to recycling and reuse of crusher dust. Concerns around habitat loss, biodiversity impacts and ecological connectivity. Concern with the impact on flood behaviour and local hydrology. Concerns with rehabilitation and long-term site regeneration in particular public information on post-extraction land use. Concern regarding land use conflict and the potential to constrain other land uses, such as ecotourism and regenerative agriculture. Need to weigh the benefits against the costs of permanent environmental degradation.	Access Community Way of life Surroundings Decision making

6—Scoping of potential social impacts

The scoping of likely social impacts that may result from the Project has been guided by the SIA Guideline, with particular reference to the social impact categories. Potential social impacts were scoped through the following activities:

- understanding the Project context and activities;
- review of the existing environment and any past or current preliminary assessments undertaken for the quarry;
- outcomes of the scoping phase engagement; and
- consideration of community opinions of the Project based on desktop research and review of other similar projects, including any submissions.

Table 6.1 below summarises these impacts and categorises them into the most appropriate of the eight social impact categories defined within the SIA Guidelines (refer to Table 2.1). Consideration is also given to the impact type and the level of assessment required i.e. minor, standard, detailed, or not relevant.

Table 6.1 Scoped likely social impacts

Nature of impact	Social Impact category	Population impacted	Type of impact	Level of assessment for SIA	Proposed methodology for Stage 2 SIA
Continuation and changes to the amenity from: • noise; • dust/air emissions; • blasting and vibration; and • ongoing truck movements.	Way of life	Social receivers Road users Ballina Shire Council	Negative	Detailed	Analysis of the following technical assessments: • noise and vibration assessment; • air quality assessment; and • traffic impact assessment. Stage two engagement.
Intangible harm through cultural and physical loss to items of cultural significance, connection to country. Tangible harm to items of cultural significance. Impacts on items of heritage significance. Preservation of culture and storytelling through interpretation.	Culture	Aboriginal population Broader community in the primary and secondary social locality	Negative and positive	Detailed	Analysis of the Aboriginal cultural heritage assessment. Stage two engagement.
Corporate sponsorship or support for community initiatives. Job retention enhancing community resilience.	Livelihoods	Social receivers Broader community in the secondary social locality	Positive	Minor	Analysis of the economic impact assessment. Stage two engagement.
Continued supply of products to support growth and construction of new infrastructure and renewal of existing infrastructure.	Accessibility	Broader community in the secondary social locality	Positive	Standard	Analysis of the economic impact assessment.

Nature of impact	Social Impact category	Population impacted	Type of impact	Level of assessment for SIA	Proposed methodology for Stage 2 SIA
Ongoing and enhanced work opportunities by maintaining existing workforce and contractors. Potentially growing workforce and opportunities for contractors. Long-term support for improvements and investment in local and regional infrastructure, especially housing, through the provision of aggregates to the construction and transport industry. Continued flow-on to local and regional businesses, including food and beverage, contractors, fuel supply, builders, and landscapers.	Livelihoods	Broader community in the secondary social locality Future generations	Positive	Standard	Analysis of the economic impact assessment.
Constraints to sustainable agriculture or other uses such as eco-tourism and habitat restoration.	Livelihoods	Broader community in the primary and secondary social locality Future generations	Negative	Standard	Desktop land use analysis and land use conflict risk assessment (LUCRA). Stage two engagement.
Habitat loss, biodiversity and ecological connectivity and impacts on well-being associated with this. Water catchments and flooding. Rehabilitation and long-term site regeneration.	Surroundings	Broader community in the primary and secondary social locality Future generations	Negative and positive	Detailed	Analysis of the following technical assessments: • biodiversity assessment report (BDAR); • surface water assessment; and • updated rehabilitation strategy. Stage two engagement.
Ability to have a say or engage in processes that may impact them, including access to public information.	Decision-making	Vulnerable members in the broader community in the primary and secondary social locality	Negative	Minor	Stage two engagement.

7—Conclusion and approach to social impact assessment

This report documents the process and outcomes of the scoping phase of the SIA. Specifically, it has:

- demonstrated an understanding of and mapped the social locality;
- undertaken key stakeholder mapping and early engagement activities to bring awareness of the Project and obtain early feedback;
- described the social baseline with a focus on the characteristics of the communities, the existing environment, and any relevant social, cultural, demographic trends or social change processes; and
- identified likely social impacts for different groups and the level of assessment required for the assessment phase.

The likely social impacts of the Project will be assessed as part of the SIA and considered together with other technical assessments to be undertaken as part of the EIS. The SIA will be prepared in accordance with the SIA Guidelines (DPIE 2023), relying upon both secondary and primary data sources to help inform the assessment.

The SIA Guidelines identify engagement as both a secondary and primary data source. The SIA will seek broader community involvement across the subsequent EIS phases, including further engagement with Ballina Shire Council, the Jali LALC, the CCC, the Ballina Environment Society, and the social receivers. The proposed techniques that will be used to achieve the desired SIA engagement outcomes are outlined in the CSEP (Appendix A). If needed, further stakeholder mapping and analysis will be undertaken for the SIA as part of the EIS, and the CSEP will be updated to reflect this. The CSEP has been developed following the *Undertaking Engagement Guidelines for State Significant Projects* (DPHI, 2024).

Subsequent phases of the SIA program will include:

- any required updates to the social baseline data relevant to the impacts identified;
- any further validation of the social locality and affected communities and vulnerable groups;
- collection of primary research data through engagement methodologies as outlined in the CSEP;
- a comprehensive assessment and evaluation of social impact against the social baseline conditions; and
- development and recommendation of appropriate mitigation and enhancement strategies.

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Appendix A Community Stakeholder and Engagement

Boral Resources (Country) Pty Limited

Teven Quarry Extension Project

Social Impact Assessment – Community and Stakeholder Engagement Plan

Working Draft

June 2025

Teven Quarry Extension Project

Social Impact Assessment – Community and Stakeholder Engagement Plan

Prepared for Boral Resources (Country) Pty Limited

Document details	
Document title	Teven Quarry Extension Project
Document subtitle	Social Impact Assessment – Community and Stakeholder Engagement Plan
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Revision	**Date**	**Description**	**Prepared by**	**Reviewed by**
0-1	14 April 2025	Working draft	L.Rankin (APC)	J Seaton (Social Aspect) R Wong (Boral)
1-1	10 June 2025	Working draft	L.Rankin (APC)	R Wong (Boral)
1-2	19 June	Working draft	L.Rankin (APC)	R Wong (Boral)

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1—Introduction

1.1 Project overview

Boral Resources (Country) Pty Limited (Boral) owns and operates the Teven Quarry (the quarry), a hard rock basalt and argillite quarry located approximately 9 km north-west of Ballina on North Teven Road. It is within the Ballina local government area (LGA), and on the lands of the Bundjalung Nation. The quarry produces a range of hard rock quarry products for concrete and asphalt manufacture, road and infrastructure construction, land rehabilitation and other related developments.

The current development approval (DA 1995/292) for the quarry was granted consent by the Land and Environment Court on 27 June 1996 and has been modified twice. DA 1995/292 (as modified) allows for the production (extraction, processing and transportation) of up to 500,000 tonnes per annum (tpa) of crushed hard rock products until June 2026.

To meet significant local and regional demand for high-quality hard rock quarry products and to allow for the continuation of existing quarry operations, Boral proposes to develop the Teven Quarry Extension Project (the Project). Key components of the Project include extending the existing quarry extraction area to access approximately 11.3 million tonnes (Mt) of additional resource (basalt and argillite), upgrading existing plant and infrastructure, and extending the life of the quarry by up to a further 30 years. There would be no change to the approved production rate, operational vehicle movements, or hours of operation.

The Project is State Significant Development (SSD) pursuant to the NSW *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP). Approval for the Project is required under Part 4, Division 4.7 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). An SSD application must be accompanied by an environmental impact statement (EIS) and a social impact assessment (SIA), prepared in accordance with the Secretary of the NSW Department of Planning, Housing and Infrastructure's (DPHI) environmental assessment requirements (SEARs).

Additionally, it is noted that Boral is seeking a separate approval from Ballina Shire Council to extend the quarry's life by around seven years. This is subject to a separate development application (DA) currently being prepared, which provides a contingency should there be any delays in the determination of the SSD application. Boral intends to lodge the DA with Balina Shire Council in the second half of 2025.

Boral has engaged Arnold Planning and Consulting (APC) to prepare the SIA following the NSW Government's *Social Impact Assessment Guideline for State Significant Projects* (SIA Guidelines) (DPIE, 2023).

This Community and Stakeholder Engagement Plan (CSEP) outlines the strategies and implementation program for informing the initial scoping phase of the broader SIA. It will be updated to reflect the engagement activities to be carried out during the SIA.

1.2 Objectives of engagement

This CSEP outlines the approach and implementation program to inform the scoping phase of the SIA. It will be updated to inform the engagement for the SIA, once the SEARs have been issued.

As noted in the SIA Guideline (DPIE, 2023), respectful, inclusive, and meaningful engagement is a fundamental part of project planning and developing an SIA. Engagement with affected communities and stakeholders provides first-hand insight into what people value and how they expect a project to affect them.

DPHI expects proponents to adopt its community participation objectives, which are outlined below and are relied upon in this CSEP.

- Ensure likely affected people are identified and have enough understanding of a proposed project and how it may affect them.
- Collect quantitative and qualitative data, evidence, and insights for scoping the SIA in ways that maximize diversity and representativeness of views.
- Understand the interests people have in a project and how likely impacts may be experienced from their perspectives.
- Consider the views of people in a meaningful way and use these insights to inform project planning and design, mitigation and enhancement measures and monitoring and management frameworks.

- Provide opportunities for people to collaborate on project design matters and provide input into the identification and consideration of preferred solutions.
- Confirm data, assumptions, findings and recommendations.
- Ensure people know how their input and views have been considered and to help what mitigating measures will be put into place to address concerns.
- Help people understand how other specialist studies prepared for the EIS and any associated proposed mitigation measures address social impacts.
- Respect people's privacy, allowing them to communicate their views anonymously if they wish.
- Continue community engagement throughout the project to monitor the community's experiences of social impact and respond if necessary.

1.3 Stakeholder and level of interest/influence

For the initial consultation to inform the scoping phase of the SIA, engagement will focus on the stakeholders identified in Table 1.1 below. The level of participation and the types of engagement activities to be undertaken is informed by the International Association of Public Participation (IAP2) Spectrum of Public Participation. The Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines a stakeholder role in any consultation process and is shown in Figure 1.1.

Figure 1.1 Adapted from the IAP2 Spectrum of Public Participation

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
Balanced and objective information to understand the problem, alternative opportunities, and solutions	Obtain feedback on analysis, alternative or decisions	Work directly with the public throughout the process, to ensure concerns and aspirations are consistently understood	Partner in each aspect of decision-making	Decision-making power

A stakeholder mapping and analysis has been undertaken for this CSEP and for the SIA scoping phase engagement. This mapping may influence the list of stakeholders for the SIA engagement and the CSEP will be updated to reflect any changes.

The stakeholder mapping exercise identified 12 nearby neighbours who are included on the Boral blast notification list and an additional 101 other stakeholders (referred to as social receivers for the SIA), who reside within an approximate 1 km radius from the quarry and who may experience direct impacts from the Project. These are shown on Figure 1.2 catchment of social receivers.

Table 1.1 outlines the various stakeholders targeted by this CSEP, their likely interests, and their level of participation or influence.

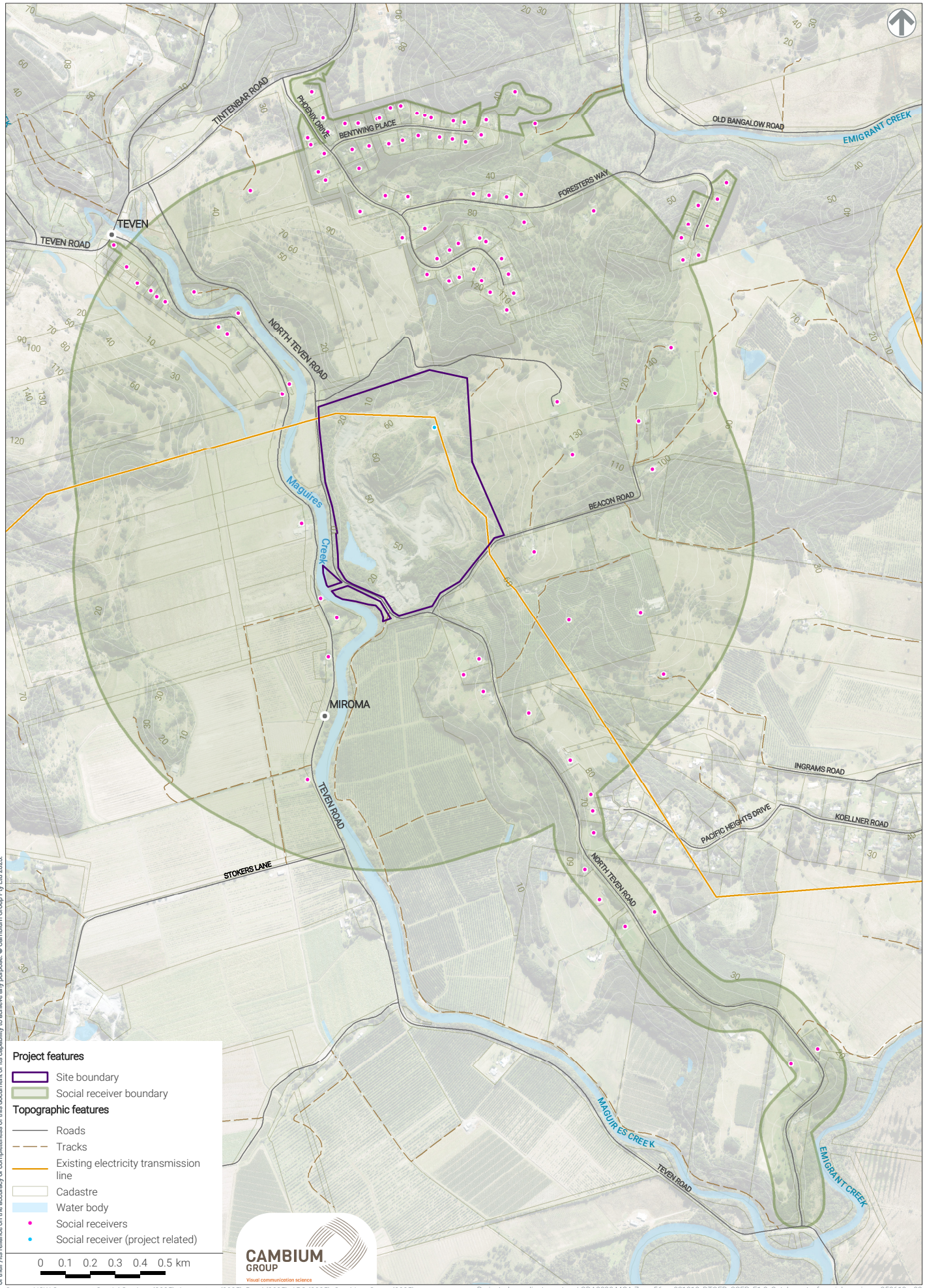
Table 1.1 Stakeholder interest/level or participation

Stakeholder	Anticipated concerns/interests	Level of participation
12 nearby neighbours on the blast notification list. And 101 additional social receivers within a 1 km radius of the quarry.	The properties surrounding the quarry are primarily used for agricultural (macadamia nut farming and grazing) and rural lifestyle uses. The nearby neighbours on the blast notification list are likely to be concerned about the potential impacts of the Project on their way of life, which could include: • changes to surroundings, including long-term alterations to the landscape and visual amenity; • potential amenity impacts (i.e. increased air, noise, blasting and traffic impacts); • maintaining current land uses; and • impacts on property values. They may also be interested in the benefits they would access from the Project and how potential benefits may be shared across affected communities.	**Consult**
Ballina Shire Council	The site is in the Ballina Shire Council (Council) local government area (LGA). There are likely to be both concerns and benefits from the Project for Council. Concerns may centre around the impacts that quarrying activities would have on its community. This may include matters of: • noise, visual amenity, road maintenance, increased heavy vehicles and other impacts on community assets; • biodiversity and conservation; and • waste management. Potential benefits the Project's investment could bring may include: • social and economic stimulus; • how the investment may support localised needs and priorities, especially to facilitate the economic development and growth agenda of Council and the NSW State Government; and • community benefits associated with potential new jobs and growth and keeping current workers employed.	**Involve**
Broader community	The broader community concerns may centre around the impacts that quarrying activities would have on its community. This may include matters of: • noise, visual amenity, road maintenance, increased heavy vehicle traffic; and other impacts on community assets; • biodiversity and conservation; and • waste management.	**Consult**
Boral Teven Quarry Community Consultative Committee	The Community Consultative Committee (CCC) are likely to be concerned about the potential impacts of the Project on the way of life of people in the surrounding area, which could include: • changes to surroundings, including long-term alterations to the landscape and visual amenity; • potential amenity impacts (i.e., increased air, noise, blasting and traffic impacts); • maintaining current land uses; and • impacts on property values. They may also be interested in the benefits they would access from the Project and how potential benefits may be shared across affected communities.	**Involve**

Stakeholder	Anticipated concerns/interests	Level of participation
Environmental group	The Ballina Environment Society works to protect the LGA's natural environment and its special ecology. The society's concerns are likely to centre around: • water and waste management; • biodiversity and conservation; and • noise and air emissions.	**Consult**
Business and industry groups	The business community may share similar concerns to the broader community and may also be interested in: • benefits to local/regional businesses, including construction companies and trades. • business geared to servicing local workers.	**Consult**
Local Aboriginal Land Council Traditional Owners	Aboriginal people may share similar concerns to the broader community and may also be interested in: • protecting local Aboriginal practices and any significant sites or items of value; and • connection to country, including particular stories or events in the Project area of cultural or historical importance and value.	**Involve**

Figure 1.2

Catchment of social receivers



Source: NSW Government Spatial Services (2025), Aerometrex (2025), Boral (2025), APC (2025), Cambium Group (2025).

1.4 Local insights

The following local insights provide some early context for the scoping phase engagement and the locality.

1.4.1 Ballina Shire Community Strategic Plan 2022-2032

The *Ballina Shire Community Strategic Plan 2022-2032* (BCSP 2032) pulls together the extensive consultation the Council undertook with the community to identify the community's priorities for the life of the plan. This provides some early context on values and what is important for the communities of Ballina in relation to the Project.

The BCSP 2023 outlines a vision for Ballina that encompasses the following:

- Clean and pristine beaches and waterways.
- A wide range of people of all ages can enjoy the natural assets of the Shire.
- Acknowledgment that Ballina has higher than average wellness when compared to other parts of NSW.
- Young families choose to live in Ballina.
- The CBD has expanded with a bustling restaurant and café scene.
- It is a sought-after location for new businesses because of its transport connectivity and the ready supply of industrial land, and manufacturing space.

This consultation resulted in the identification of four key priority areas for the Shire:

1. Connected community: people want to feel connected to a community that is respectful, inclusive and tolerant of all ages and cultures.
2. Prosperous economy: people wanted a diverse and vibrant local economy, providing a range of jobs and opportunities for people of all ages.
3. Engaged leadership: people want to have confidence and trust in their elected representatives and a genuine partnership with Council.
4. Health environment: the health and preservation of the natural environment is a strong theme for the Shire.

1.4.2 Community Consultative Committee

The Boral Teven Quarry Consultative Committee (CCC) was established in 2011 to facilitate ongoing communication between Boral and local stakeholders. Its membership is defined by the quarry's current consent conditions, including:

- the Boral Teven Site Manager;
- a representative of the wider Boral business; and
- at least two representatives of the local community;

The quarry organizes whole-of-community meetings every six months as a means of ensuring all local residents remain informed about the site. The most recent CCC meeting was held on 11 December 2024. A community breakfast was also held in mid-2024 where the community were initially informed of the Project.

The minutes of the CCC meetings can be found here.

The CCC will be an integral part of engagement throughout the Project.

1.5 Observations from site visit

The quarry surrounds are relatively flat along Maguires Creek and then rise steeply to the hills around and to the east of the quarry. The top of the hills are relatively flat. The closest residences to the quarry are on the western side of Maquire's Creek on the river flats. North Teven Road as the main access road to the quarry, is a narrow rural road that winds along the side of Maguires Creek. The road is sometimes very narrow in parts and is overhung by mature trees that border the side of the road.

The state of the road south of the quarry is poor with potholes present for the length of the road. The road north of the quarry is in much better state of repair and smooth and wide in parts as the terrain opens up on the approach to Tintenbar Road. The access to the quarry is located on a bend in North Teven Road with the road widening at the entry with a disused car park opposite to the west.

Rural lifestyle subdivisions are scattered around the quarry. The quarry is not visible from these subdivisions including those closest along Beacons Road and Bentwing Place.

Open grazing, pasture and macadamia plantations are predominant in the landscape. The remnants of what was sugar cane / bananas appear on some properties along Maguires Creek.

1.6 Identified issues and perceived social risks

Following an initial review of available Project information, as well as an analysis of similar quarry projects, local media, and Arnold Planning's own experience with extractive resource projects, the following issues may be of relevance for consideration in the development of the SIA and the planning of the Project.

- Amenity factors such as noise, blasting and visual impact.
- Land use conflict.
- Economic benefits through job creation.
- Broader community benefits that flow from a larger employer in the local area.
- Potential for impact on Aboriginal cultural heritage values and any cultural connections to the project location.
- Potential for impact on waterways.
- Biodiversity impacts.
- Post quarrying land use and rehabilitation.

2—Scoping phase engagement

The NSW Government's *Undertaking Engagement Guidelines for State Significant Projects* (the Engagement Guidelines) (DPHI, 2024) recommends engaging early as part of the scoping phase of the project as this allows potential issues to be identified, avoided or managed without delay or significant cost to the project.

To address this section of the engagement guidelines, proposed engagement activities to be undertaken in the scoping phase need to be targeted at identifying perceived issues of concern and/or positive impacts on the Project to be further considered in the subsequent EIS/SIA phase. In this regard, the engagement process calls for:

- informing stakeholders about the Project, the SIA and EIS process and opportunities for involvement;
- identification of likely social impacts;
- gauging and understanding stakeholder issues/concerns/interests about the Project; and
- gathering information to inform Project design and planning.

Questions to include in stakeholder discussion appropriate to this phase will focus on:

- awareness and attitudes towards the quarry and its operations;
- awareness and public perceptions of Boral;
- potential issues, concerns or interests related to the Project;
- community values, identity, local needs, and aspirations;
- areas of value and use within and near the Project;
- the sense of community in the area; and
- identifying potential sensitive receivers and/or vulnerable community groups.

3—Engagement approach

Engaging in SIA is important for building trust and collaboration, improving project outcomes, and meeting legal and regulatory requirements. Table 3.1 details the proposed techniques that will be used to achieve the desired SIA engagement outcomes.

This table will be updated once the SEARs have been issued, and additional stakeholders or activities will be included if necessary.

Table 3.1 Engagement collateral and activities

Collateral/activity	Description	Purpose	Target audience	Engagement lead/responsibility
Collateral				
PowerPoint presentation (if necessary)	To detail the process and project. To be tailored for use with community information and council information sessions.	Provide visual aids to stakeholders during engagement activities. To be determined as part of the scoping phase if this is necessary.	Council State agencies Community information event/s	Boral/SIA lead
Email/letter (if necessary)	Email/letter invitation to attend a community drop-in session/face-to-face/phone. To be determined as part of the scoping phase if this is necessary for the SIA.	Ensure social receivers are aware of the project and can have their say at a face-to-face community drop-in.	Residents and businesses within the primary social locality including the 12 immediate neighbours on the blast notification list.	Boral/SIA lead
Annotated maps/ other props for community information sessions or meetings	Preparation of maps/figures of the proposed project area and biodiversity/heritage survey areas and flow charts of the process to assist with drop-in session.	Provide visual aids to engagement activities to help explain complex project design and planning issues and details of the project.	All who engage throughout the SIA process.	SIA lead
Community flyer and survey	A flyer with an outline of the project, the role of social impact assessment, the EIS process and opportunities to engage.	Distributed to provide project information and to provide link to a confidential on-line scoping phase survey (see Appendix A). To invite stakeholders to stay engaged by asking them to provide their contact details.	101 residents and businesses within a kilometre radius of the quarry including the 12 neighbours on the blast notification list.	Boral / SIA lead
Activities				
On-line survey (see Appendix A)	To collect stakeholder details and to collect evidence and insights of those nearest the project most impacted by change. To ask stakeholders how they would like to be engaged.	Consulting to collect early perceptions of the project, the quarry and values of living in the project area.	All residents and businesses who receive the community flyer.	SIA lead

Collateral/activity	Description	Purpose	Target audience	Engagement lead/responsibility
Interviews Face-to-face/telephone discussions	Used to further explore social impacts of the project and to collect data, evidence, and insights for those nearest the project most impacted by change.	Consulting to collect information and insights. Understand the impact of the project. Improve project decision-making. Build relationships with the community.	12 Landowners/residents directly adjoining the quarry and those who provided details through the on-line survey. Community groups Businesses Council MPs Local Aboriginal Land Council	SIA lead Boral Quarry Manager Boral National Community Engagement and Relations Manager Boral's Indigenous Relations Manager.
Community drop-in sessions (if required)	A three-hour drop-in session for nearby neighbours and local businesses. Venue TBD –to be a neutral location that community members would feel comfortable attending.	Introduce more details on the project to the community. Build relationships with community. Improve project decision-making. Consulting to collect information and insights.	Landowners/residents on the blast notification list and those who provided details through the on-line survey.	Boral / SIA lead
Reporting				
Consultation outcomes summary. To be incorporated into SIA scoping report	High-level summary of the activities undertaken, stakeholders reached, and feedback provided.	Primary research to identify social impacts to help inform the SIA.	DPHI	SIA lead

Table 3.2 sets out the activities, tasks, and collateral for the initial scoping phase engagement. It outlines dates and activities for the initial engagement.

Table 3.2 Engagement activities April 2025

Stakeholders	Date	Method	Description
MP – Hon. Tamara Smith	05/05/2025	Community flyer	Send via email to introduce consultants, timeframe and advise on engagement activities.
Ballina Shire Council • Mayor Ballina Shire Council – Cr Sharon Cadwallader • General Manager – Paul Hickey • Director Planning and Environmental Health Division – Matthew Wood	05/05/2025	Community flyer	Send via email to introduce consultants, timeframe, and advise on engagement activities.
12 landowners on the quarry blast notification list.	27/02/2025 25/04/2025	Letter Community flyer	Provide updates on quarry activities and development application/s. To provide update on the SSD Project, key consultants, process and timeframe. To use survey to gather early perceptions of project and to develop a stakeholder database. Seek new members for the CCC

Stakeholders	Date	Method	Description
Community Consultative Committee	25/04/2025	Community flyer	Email to committee members to introduce the SSD project, consultants and the timeframe. Advise on engagement activities.
Jali LALC		Ongoing engagement	Boral's Indigenous Relations Manager.
113 social receivers within a one-kilometre (approx.) radius of the quarry	25/04/2025	Community flyer with link to online survey (refer to Appendix A).	Addressed mailout to 113 residents and businesses (see Figure 1.2). To introduce the Project and key consultants. To use survey to gather early perceptions of project and to develop a stakeholder database.
Department of Planning, Housing and Infrastructure (DPHI)	05/06/2025	Video meeting	Project briefing

Appendix A Scoping Phase Survey Questions

Appendix A - Teven Quarry Community Feedback Survey	
Project awareness and engagement questions	
1. Where do you live or have your business in proximity to the quarry	Check one box Within a 200 m radius Within a 400 m radius Within a 1 km radius Further away
2. Before today were you aware of the proposal to continue operations at the quarry for another 30 years?	Y/N
3. Would you like more information about the project?	Y/N
4. Would you be interested in talking directly with a professional planner/ project team member?	Y/N
5. Would you be interested in attending a community drop-in session to find out more and talk to the people working on the project?	Y/N
6. If you answered yes to any of the preceding three questions please provide us with your name and contact details	Name …… Mobile …… Email ……
7. What are you particularly interested in or what questions do you have about the project?	Comment box
Impacts or perception of the Quarry and project	
8. What is your current perception of Teven Quarry	Comment
9. What concerns do you have about changes at the quarry and how would you like the Project to respond to those?	Comment
10. What positive impacts are you looking forward to?	Comment
11. What do you value most about living or having your business in this area?	Comment

Appendix B Survey Responses

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, May 05, 2025 2:38:51 PM
Last Modified:	Monday, May 05, 2025 4:36:10 PM
Time Spent:	01:57:18
IP Address:	122.148.38.161

Page 2

Q1

Where is your property in proximity to the quarry? Tick one answer below.

Within a 200 metre radius

Q2

Before today were you aware of the proposal to continue operations at the quarry for another 30 years?

Yes

Q3

Would you like more information about the Project?

Yes

Q4

Would you be interested in talking directly with a member of the project team?

Yes

Q5

Would you be interested in attending a community drop-in session to find out more and talk to the people working on the Project?

Yes

Q6

Would you be interested in joining the Teven Quarry Community Consultative Committee?

Yes

Q7

If you answered yes to any of the preceding four questions, please provide us with your name an email address and mobile number in the box below.

Q8

What is your current perception of the quarry?

We have recently bought the neighbouring property.

Q9

What concerns do you have about changes at the quarry and how would you like the Project to respond to those?

Increased traffic, air and noise pollution

Q10 **Respondent skipped this question**

What positive impacts are you looking forward to?

Q11

What are you particularly interested in or what questions do you have about the Project?

Impact on us as neighbours.

Q12

What do you value most about living or having your business in this area?

Enjoying a rural locality of peace and quiet.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, May 14, 2025 7:50:18 PM
Last Modified: Wednesday, May 14, 2025 7:57:45 PM
Time Spent: 00:07:27
IP Address: 124.183.15.193

Page 2

Q1

Where is your property in proximity to the quarry? Tick one answer below.

Within a one kilometre radius

Q2

Before today were you aware of the proposal to continue operations at the quarry for another 30 years?

Yes

Q3

Would you like more information about the Project?

No

Q4

Would you be interested in talking directly with a member of the project team?

No

Q5

Would you be interested in attending a community drop-in session to find out more and talk to the people working on the Project?

Yes

Q6

Would you be interested in joining the Teven Quarry Community Consultative Committee?

No

Q7

If you answered yes to any of the preceding four questions, please provide us with your name an email address and mobile number in the box below.

Q8

What is your current perception of the quarry?

great for the area, was expecting to finish this year.

Q9

What concerns do you have about changes at the quarry and how would you like the Project to respond to those?

Dust is still an ongoing issue with us we are due east of the quarry and any slight westerly brings us dust.

Q10

What positive impacts are you looking forward to?

less impact on our lives

Q11

What are you particularly interested in or what questions do you have about the Project?

Respondent skipped this question

Q12

What do you value most about living or having your business in this area?

ease of accessing major work areas, lifestyle, major tourist attractions within an hour, access to transport air, major highway.

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, May 15, 2025 11:05:00 AM
Last Modified:	Thursday, May 15, 2025 11:14:18 AM
Time Spent:	00:09:18
IP Address:	203.153.193.142

Page 2

Q1

Where is your property in proximity to the quarry? Tick one answer below.

Within a one kilometre radius

Q2

Before today were you aware of the proposal to continue operations at the quarry for another 30 years?

No

Q3

Would you like more information about the Project?

Yes

Q4

Would you be interested in talking directly with a member of the project team?

No

Q5

Would you be interested in attending a community drop-in session to find out more and talk to the people working on the Project?

No

Q6

Would you be interested in joining the Teven Quarry Community Consultative Committee?

No

Q7

If you answered yes to any of the preceding four questions, please provide us with your name an email address and mobile number in the box below.

Q8

What is your current perception of the quarry?

It's a handy source of gravel for my driveways
Road is constantly potholed from trucks

Q9

What concerns do you have about changes at the quarry and how would you like the Project to respond to those?

Nonenoth

Q10

What positive impacts are you looking forward to?

Nothing in particular

Q11

What are you particularly interested in or what questions do you have about the Project?

Will traffic flow be affected during the course of the project

Q12

What do you value most about living or having your business in this area?

Independence privacy peace and quiet no noisy neighbours

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, May 18, 2025 12:06:41 PM
Last Modified: Sunday, May 18, 2025 12:40:29 PM
Time Spent: 00:33:47
IP Address: 165.225.232.127

Page 2

Q1

Where is your property in proximity to the quarry? Tick one answer below.

Within a 400 metre radius

Q2

Before today were you aware of the proposal to continue operations at the quarry for another 30 years?

No

Q3

Would you like more information about the Project?

Yes

Q4

Would you be interested in talking directly with a member of the project team?

Yes

Q5

Would you be interested in attending a community drop-in session to find out more and talk to the people working on the Project?

Yes

Q6

Would you be interested in joining the Teven Quarry Community Consultative Committee?

Yes

Q7

If you answered yes to any of the preceding four questions, please provide us with your name an email address and mobile number in the box below.

Q8

What is your current perception of the quarry?

The only problem it causes for us is the frequent vibrations, that feel like an earthquake, that emanate from the quarry. We have an underground concrete water tank for our household rain water supply, and we have serious concerns about the ongoing impact of these ground vibrations on the structure and overall integrity of this underground tank (and our whole home and foundations, which is on the side of a steep hill). We are approximately 300 metres from the quarry.

Q9

What concerns do you have about changes at the quarry and how would you like the Project to respond to those?

1. Continued ground vibrations causing structural damage and safety risks to our house - primarily the underground concrete water tank and our house foundations, which if damaged, would be extremely costly to fix.

Q10

What positive impacts are you looking forward to?

Better and more visible engagement with the community - eg sponsorship of local events, eg Tintenbar Hall, open days

Q11

What are you particularly interested in or what questions do you have about the Project?

1. How will the quarry measure, monitor and reduce the impacts of the ground vibrations to the properties in the vicinity of the quarry? Has this ever been considered in the past?

These are our initial views - we are very keen to engage with the Project to address current and future concerns

2. What are the long-term plans of the quarry, post the 30 year extension?

Q12

What do you value most about living or having your business in this area?

Peaceful, community, safety, privacy,

#5

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, May 18, 2025 4:09:47 PM
Last Modified:	Sunday, May 18, 2025 4:21:07 PM
Time Spent:	00:11:20
IP Address:	123.243.196.26

Page 2

Q1

Where is your property in proximity to the quarry? Tick one answer below.

Within a one kilometre radius

Q2

Before today were you aware of the proposal to continue operations at the quarry for another 30 years?

No

Q3

Would you like more information about the Project?

Yes

Q4

Would you be interested in talking directly with a member of the project team?

Respondent skipped this question

Q5

Would you be interested in attending a community drop-in session to find out more and talk to the people working on the Project?

Yes

Q6

Would you be interested in joining the Teven Quarry Community Consultative Committee?

Yes

Q7

If you answered yes to any of the preceding four questions, please provide us with your name an email address and mobile number in the box below.

Q8

What is your current perception of the quarry?

BES's perception of Teven Quarry is generally positive. We've seen that the quarry's operations appear to be consistently monitored for environmental impact, and no major issues have come to our attention. It's encouraging to hear that Boral is aware of its role in the Ballina community and seems to be engaging constructively.

The Quarry Manager, Mat Kelly, has offered practical support to local Landcare rehabilitation efforts, including collaboration on a Teven Landcare project, which demonstrates a willingness to contribute to on-ground environmental outcomes. We were also interested to see ABC Landline's recent story on Boral's research into using basalt crusher dust as a natural soil improver, which could have real benefits for local farmers by enhancing soil health and water quality without relying on imported superphosphate.

Given these points, we believe it is appropriate to acknowledge Boral's positive contributions to the local environment and community, alongside any ongoing consultation.

Q9

What concerns do you have about changes at the quarry and how would you like the Project to respond to those?

Key Environmental Risks
Habitat Loss, Biodiversity, and Ecological Connectivity

- The site is situated in the Northern Rivers region—a biodiversity hotspot with high ecological value. Expansion or extended operations may:
  - Fragment or degrade remnant vegetation and wildlife corridors.
  - Impact local flora and fauna, particularly if threatened species are present.
- While biodiversity assessments are planned, no specific offset or conservation commitments have been disclosed to date.
- Emplacement of overburden in the northwest of the site may increase disturbance in previously undeveloped areas.

Water Catchments and Flooding

- The region is prone to high rainfall and flooding. Any changes to the landscape—such as overburden placement, vegetation removal, or surface hardening—can alter:
  - Local hydrology
  - Floodwater flow paths
  - Water quality due to increased sedimentation or potential contamination from concrete washout and fuel storage
- Surface and groundwater assessments are noted but must ensure no cumulative downstream impacts, particularly given proximity to sensitive ecosystems and residential land.

Rehabilitation and Environmental Safeguards

- The proposal includes some rehabilitation measures, but:
  - Long-term site regeneration is uncertain given the 30-year horizon and historical challenges in restoring quarried land.
  - There is limited public detail on proposed post-extraction land use, biodiversity offsets, or binding restoration targets.
  - Community trust in rehabilitation commitments may be limited without enforceable mechanisms or independent oversight.

Land Use Conflicts and Community Amenity

- The continuation of quarrying may constrain more sustainable or community-aligned land uses in the area (e.g. regenerative agriculture, eco-tourism, habitat restoration).
- Increased truck movements, noise, dust, and visual impacts may degrade amenity for nearby residents and visitors, particularly given the site's proximity to lifestyle and rural residential zones.

Q10

What positive impacts are you looking forward to?

Local Development and Housing Supply

- Quarry materials support regional housing and infrastructure needs—particularly relevant amid housing shortages in Ballina and nearby LGAs.
- However, the benefits of housing access must be weighed against the cost of permanent environmental degradation and misalignment with Ballina Shire Council's stated planning goals, which prioritise sustainability, biodiversity protection, and climate resilience.

Q11

What are you particularly interested in or what questions do you have about the Project?

We would like to have more detail on the points raised in our answers to questions 9 and 10 please.
In particular:

- More rigorous environmental assessments with transparent, peer-reviewed outcomes.
- Clear limits and conditions on biodiversity offsets, flood risk mitigation, and post-quarry land use.
- Public disclosure and independent monitoring of rehabilitation success and ecological impacts over time.
- Consideration of whether continued extractive industry use is consistent with Ballina's vision for a climate-resilient and nature-positive future.

Q12

What do you value most about living or having your business in this area?

This is a beautiful area with rich biodiversity. We want to protect and rehabilitate our natural environment so it can provide essential nature services now and into the future

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