Scoping Report

3631 Nelson Bay Road, Bobs Farm

Prepared on behalf of Newcastle Sands

October, 2025

DOCUMENT CONTROL SHEET					
Issue ID.	Amendment	Date of Issue	Prepared By	Reviewed By	Project Ref
A	Draft	20.10.2025	Rob Drew / Annie Breen	Mat Radnidge Susan Blake (REAP)	240856

N:\240856\Planning\Scoping Report

Acknowledgement of Country

We, ADW Johnson, acknowledge the Traditional Custodians of the land where we live and work, the country of Awabakal, Darkinjung & the Eora Nation.

We recognise their continuous connection to the land and waters of our beautiful regions. We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

Table of Contents

Appendices

Figures

Tables

SECTION 1
INTRODUCTION

1. Introduction

This Scoping Report is submitted to the NSW Department of Planning, Housing and Infrastructure (the Department) in support of a proposed extractive industry as a sand quarry at 3631 Nelson Bay Road Bobs Farm, legally identified as Lot 254 of Deposited Plan 753204 (the subject site).

The owner of the site and proponent of this application is Newcastle Sand who currently operates an approved sand quarry at 398 Cabbage Tree Road, Williamtown NSW. This operation was approved as State Significant Development by the Independent Planning Commission in May 2018 under SSD-6125 with approval to extract up to 3.25 million tonnes of resources until 2033. Remaining sand resources at the proponent's Cabbage Tree Road site will be exhausted within the coming several years and so Newcastle Sand intends to relocate sand quarry operations from its Cabbage Tree Road Williamtown site to the subject site which will ensure continued supply of quality sand product to the local and broader market as well as continued employment of 15 staff.

Consent for a sand quarry at the subject site was previously sought as part of SSD-6935 in 2018. SSD-6935 sought consent to dredge below the water table which was a key environmental concern raised by several agencies and the application was ultimately withdrawn. The current proposal seeks only to extract to a maximum of 0.7m above the water table and so eliminates this key concern associated with the previous application.

Material proposed for extraction at the subject site is high-quality silica sand which will contribute to the production of glass, horticultural sand, landscape sand for high-end recreational uses on golf courses and playing fields, decorative sands, soft fall sands, construction sands as well as fill sands at the lower end of market return. A large component of the resource is of a quality for glass and high-end technology screen and computer component manufacturing.

The Secretary's Environmental Assessment Requirements (SEARs) are sought for the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application for the proposed development. The development is classified as State Significant Development pursuant to *Schedule 1 Section 7 (Extractive Industries)* of SEPP (Planning Systems) 2021 as the proposal seeks to extract greater than 500,000tpa.

This scoping report has been prepared in accordance with the Department's *Guidelines for preparing a Scoping Report* (October 2022) and includes the following:

- Strategic context;
- Project description, including:
    - Project background summary;
    - Preliminary description of the proposal; and
    - The key points of justification for the proposal;
- Statutory context;
- Stakeholder engagement completed and proposed; and
- Proposed assessment of impacts.

1.1 APPLICANT

This Scoping Report has been prepared by ADW Johnson on behalf of Newcastle Sand.

Applicant's Name: Newcastle Sand
Applicant's Address: C/- ADW Johnson Pty Ltd – 7/335 Hillsborough Road, Warners Bay, NSW 2282

Newcastle Sand is an independently run sand quarry currently operating at 398 Cabbage Tree Road, Williamtown NSW. Newcastle Sand produces a variety of products including concrete and asphalt sand, white / industrial sand, and landscape sand. This operation is subject to associated Environmental Protection Licences, management plans and monitoring, as well as Community Consultative Committee obligations.

Details regarding Newcastle Sand and its current operations at Cabbage Tree Road are available on Newcastle Sand's website at www.newcastlesand.com.au.

1.2 SITE DETAILS

The subject site is located on the northern side of Nelson Bay Road, approximately 27km east of Raymond Terrace.

Site Address: 3631 Nelson Bay Road Bobs Farm NSW 2316
Lot and DP: Lot 254 DP 753204

Figure 1, **Figure 2** and **Figure 3** show the location of the site in its regional and local context.

Figure 1: Regional Context

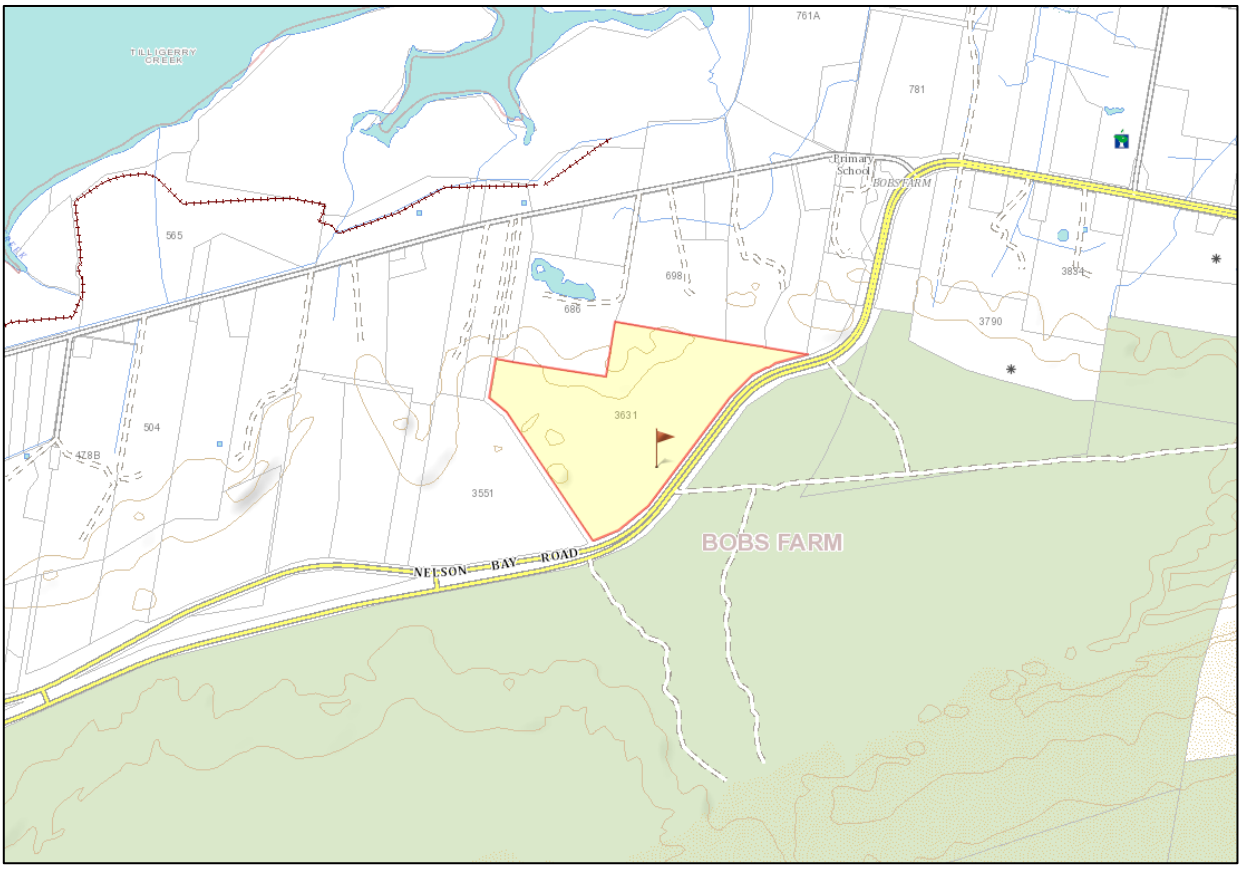


Figure 2: Local Context (base map)

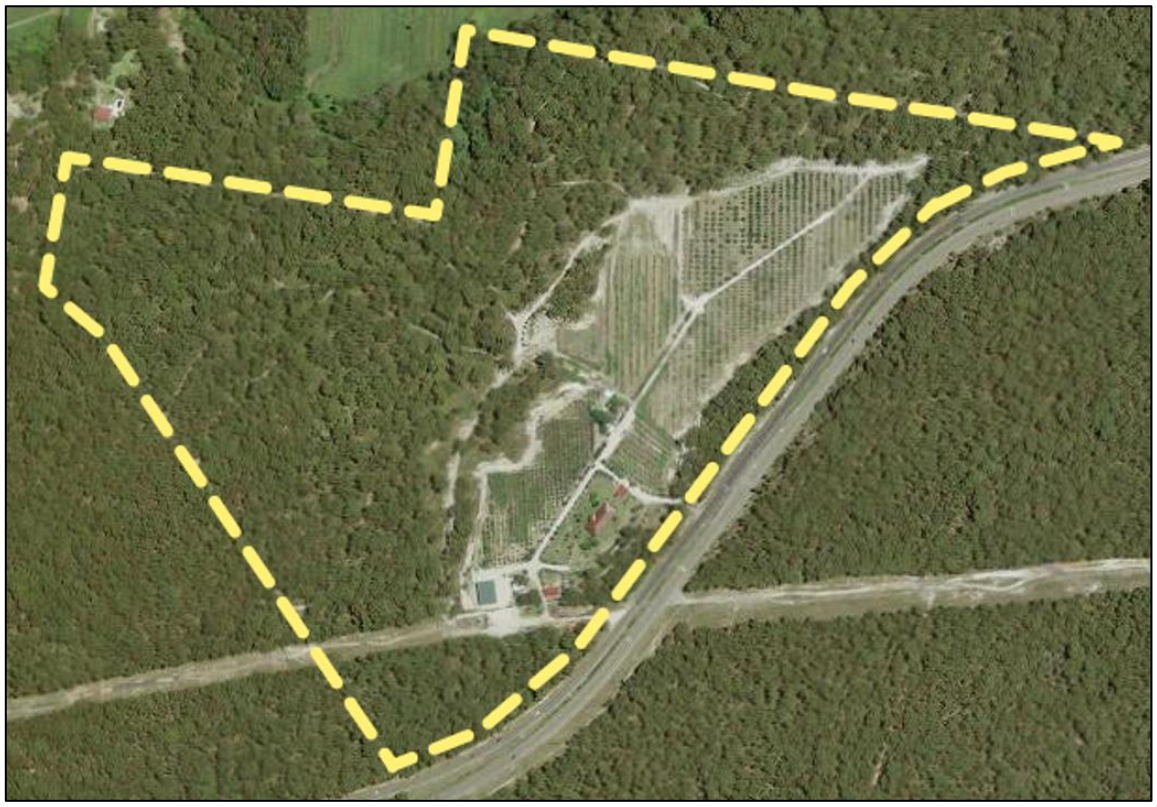


Figure 3: Local Context (aerial)

1.3 BACKGROUND

1.3.1 Background of the site

The site is currently used for the purpose of an olive and fig plantation which comprises approximately 40% of the site area (**Photo 1**). A small portion of this area is occupied by farm sheds, a farm hand residence and a master residence associated with the extensive agriculture use undertaken at the site.

The site has been subject to a previous proposal for a sand quarry which was ultimately withdrawn. The Director-General's Requirements were issued for the *Bobs Farm Sand Project* at the site in March 2014 as part of State Significant Development Application SSD-6395. That proposal sought consent to extract up to 750,000 tonnes of sand per annum for a period of 15 years. The proposal had unresolved issues particularly related to impacts on groundwater quality as a result of proposed extraction below the water table and the use of Marsh Road for access to the site.

The current proposal, as outlined in this Scoping Report, proposes to excavate to a maximum of 0.7m above the predicted maximum groundwater elevation as well as to use a new left-in left-out from Nelson Bay Road as the sole access to the site. These key design changes significantly mitigate or eliminate key issues associated with the previous proposal.

Photo 1: Olive trees at the site

1.3.2 Background of the Proposal

Newcastle Sand owns and operates the existing sand quarry at 398 Cabbage Tree Road Williamtown which was approved for a sand quarry under State Significant Development Application SSD-125 by the Independent Planning Panel on 9 May 2018. This approval granted consent to extract up to 530,000tpa for a period of up to 15 years and will lapse on 31 December 2033. While this site has approval to operate until 2033, it is anticipated that material at the site will be exhausted within the coming several years and so the subject site was purchased by Newcastle Sand with the intent to continue sand quarry operations in the region.

In anticipation of the future winding up of operations at the Cabbage Tree Road site, Newcastle Sand sought a suitable site to continue sand quarry operations in the area which would also continue the employment of the 15 staff currently employed at the Cabbage Tree Road sand quarry. Through technical reporting associated with the previous SSD application at the subject site, it was understood that the site has suitable raw materials which are in demand by local and regional markets. Key community and agency concerns associated with the previous proposal are understood and so mitigating or eliminating where possible previously raised issues is being factored into the current proposed quarry design and operations.

A new SSD application for the subject site is being prepared now so that all required approvals can be sought to ensure a smooth transition between quarry operations at the Cabbage Tree Road site and the subject site. For clarity, it is not intended that there will be any overlap in operations at the Cabbage Tree Road site and the subject site with operations at the Cabbage Tree Road site being wound up before operations commence at the subject site.

1.4 PROJECT OVERVIEW

1.4.1 Project Objectives

The key objectives of the project are to:

- Establish a sand quarry in close proximity to existing Newcastle Sand operations at 398 Cabbage Tree Road Williamtown to continue to contribute to the supply of high-purity silica sand to the region;

- Support NSW's construction, manufacturing and retail sectors, reduce reliance on interstate imports, and deliver local and regional economic benefits;
- Provide ongoing employment of 15 people subsequent to the future planned closure and rehabilitation of the Proponent's existing sand quarry operations at 398 Cabbage Tree Road; and
- Minimise, mitigate and manage potential environmental and amenity impacts resulting from the proposed development.

1.4.2 Project Description Summary

The Proponent seeks to develop the site for an extractive industry as a sand quarry. Consent is sought for annual extraction of 530,000tpa for a maximum of 10 years, equating to a total life-of-quarry sand extraction of approximately 4.4 million tonnes with maximum average sales in the range of 10,000 to 12,000 tonnes per week. The site will provide an ongoing reliable source of construction, manufacturing and domestic use sand to the Hunter, Port Stephens and Greater Sydney markets.

The subject site has an area of approximately 40.9ha with the proposal seeking to use the majority of the site for the purpose of a sand quarry which will then be rehabilitated.

Dry (surface) sand extraction only is proposed. There will be no dredging at or below the groundwater level. Extracted sand would be processed through an on-site wash and screening plant to remove oversized material and organics with water recycling to minimise potable water demand (95% recycled), with final product stockpiled on-site for dispatch. Extraction will be staged with progressive rehabilitation of exhausted areas.

A detailed description of the proposed development is provided in **Section 3**.

SECTION 2
STRATEGIC CONTEXT

2. Strategic Context

2.1 KEY FEATURES OF THE SITE AND SURROUNDINGS

The site is located at Bobs Farm directly adjacent Nelsons Bay Road, approximately 25km east of the Pacific Highway. The township of Nelson Bay is located approximately 14km north-east of the site. Raymond Terrace is approximately 27km west of the site. The subject site is irregular in shape comprising one lot with a total area of approximately 40.9ha.

2.1.1 Existing site use

The site is largely vegetated with a broadly contiguous cleared area adjacent Nelson Bay Road comprising olive and fig orchards. A dwelling house and ancillary development are also present at the site associated with the extensive agricultural use.

The location of existing uses at the site is shown at **Figure 4**.

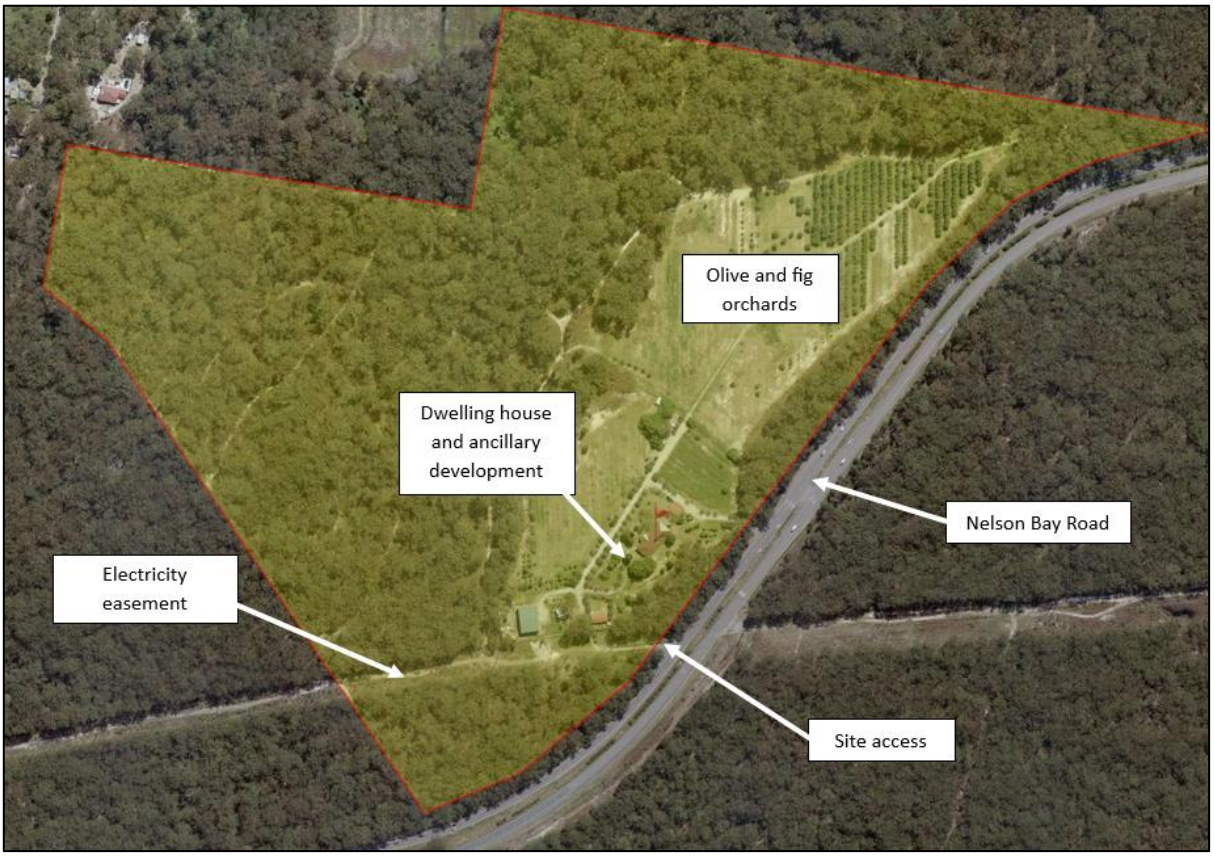


Figure 4: Location of existing use on the site

2.1.2 Surrounding land uses

Land uses surrounding the subject site are detailed at **Table 1** and shown at **Figure 5.**

Table 1: Surrounding land uses

Item	Use	Development type	Address
1	Bobs Farm Public School	School	764 Marsh Road Bobs Farm
2	Go-Karts-Go	Recreation facility (outdoor)	778 Marsh Road Bobs Farm
3	The Ambers	Tourist and visitor accommodation	3724 Nelson Bay Road Bobs Farm
4	Hay Enterprises	Demolition services	774 March Road Bobs Farm
5	Port Stephens Shark and Ray Rescue Centre	Recreation facility (indoor)	686 March Road Bobs Farm

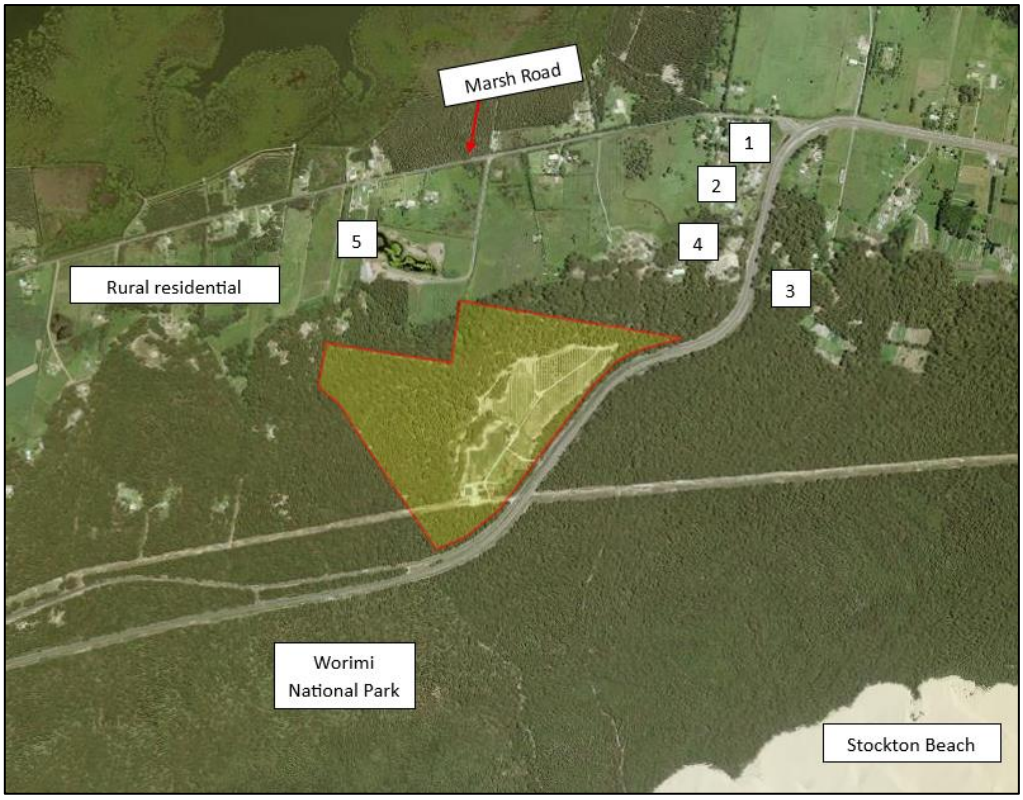


Figure 5: Surrounding Land Uses

2.1.3 Site Features

Key features of the subject site relevant to the proposed development are detailed at **Table 2** below.

Table 2: Key Site Features	
Site Feature	**Comment**
Topography	The site is generally flat where the house, sheds and olive farm are located. The site is more undulating towards the western and northern portions of the site.
Access	The site has access from Nelson Bay Road to the southeast at the location of the existing electricity easement. A new access point is proposed from Nelson Bay Road (this arrangement received preliminary support from TfNSW and Council as part of the previous SSD-6395 application which was ultimately withdrawn). Access directly from Nelson Bay Road avoids key sensitive receivers associated with the use of Marsh Road to the north.
Vegetation	Existing disturbed areas of the site relate to the olive and fig orchard extensive agricultural use at the site. The remainder of the site is largely vegetated with native vegetation.
Drainage	The Surface Water Management Plan prepared for the site as part of the previous SSD6395 identified the site does not contain any significant drainage features or waterbodies.
European Heritage	The subject site does not contain any mapped items of local heritage significance, nor is it located within a heritage conservation area. Land south of the site within the Worimi National Park is mapped as Local Heritage Item I34 in the PSLEP, identified as *Stockton Beach Dune System, including Aboriginal site and shell middens, ship wrecks, WWII ramparts, tank traps, proofing range, rifle range and tin huts*. The Historic Heritage Assessment prepared as part of the previous SSD-6395 application for the site determined there would be no impact on heritage values associated with I34.
Watercourses	The site does not contain any significant drainage features or waterbodies.
Bushfire	The subject site is identified as containing Category 1 Bushfire Prone Vegetation with the small strip of cleared land associated with the electricity easement being mapped as Category 3 Bushfire Prone Vegetation.

2.2 STRATEGIC POLICY CONTEXT

The proposed development is consistent with the overarching objectives of relevant strategic policies which apply to the subject site as outline below.

Hunter Regional Plan 2041

The Hunter Regional Plan (HRP) 2041 is a 20-year land use plan which sets the strategic land use framework for the continued growth and diversification of the Hunter Region.

The plan aims to strengthen the region's economic resilience, maintain its well-established economic and employment bases, and build on its existing strengths to foster greater market and industry diversity. The plan also aims to protect its diverse terrestrial and aquatic ecological systems, conserve its heritage values and create thriving communities that enrich the quality of life and wellbeing of the residents.

The following objectives of the HRP specifically relate to the proposal:

- ***Objective 1: Diversify the Hunter's mining, energy and industrial capacity***

The proposal includes the operational relocation the Proponent's established sand quarry operation from their Cabbage Tree Road Williamtown site to the subject site after operations at Cabbage Tree Road cease. The proposal will therefore contribute to the ongoing diversified industrial capacity of the Hunter by directly retaining jobs in the area as well as ensuring projects and sub-industries which rely on silica sand can continue to be provided with a stable and readily available resource.

- ***Objective 9: Sustain and balance productive rural landscapes***

NSW requires a reliable supply of construction materials (including sand) to support continued growth. The proposal will contribute to and assist with the supply of the provision of sand to the construction industry within New South Wales. The resource will support the continued growth of the Hunter region and the future demand across the state.

Port Stephens Local Strategic Planning Statement

The Port Stephens Local Strategic Planning Statement (LSPS) sets out a vision for land use planning including priorities for the Port Stephens LGA. The following planning priorities of the LSPS specifically relate to the proposal:

- ***Planning Priority 2: Make Business Growth Easier***

The planning priority acknowledges that by creating an environment where business can thrive, Council can facilitate the growth of innovative and successful enterprises and ensure existing industries can contribute to providing jobs and opportunities for the LGA. The proposal is wholly consistent with this priority.

Port Stephens Community Strategic Plan 2022-2032

The Port Stephens Community Strategic Plan (CSP) identifies the community's priorities and aspirations for the future. These are directed into selective key directions and goals and that shape communities' desired future outcomes.

The following key directions / goals of the CSP specifically relate to the proposal:

- **Our Place – P1 Housing, tourism & economy**

"Our community has adaptable, sustainable and diverse housing, tourism and economy"

The proposal will contribute to economic development of the area including through the retention of jobs in the local area.

Port Stephens Regional Economic Development Strategy 2021-2025

The Port Stephens Economic Development Strategy (EDS) 2021 – 2025 sets out the long-term economic vision for the Port Stephens LGA. The vision of the EDS is to build a vibrant and liveable place that supports local economic growth. The four strategic priorities that support and enable business growth across Port Stephens relate to:

- *Investment Attractions: Support opportunities for innovation and entrepreneurship to attract new business and investment.*
- *Sustainability & Resilience: Support businesses to be agile resilient and innovative.*
- *Future Workforce: Building skills and capabilities to ensure skilled future workforce*
- *Support Local: Support the development and promote the benefits of local supply chains*

The proposal is consistent with the EDS through the continuation of economic growth within the extractive resource industry, ongoing supply of resources for use in manufacturing and retail and ongoing employment in the area.

2.3 NEED FOR THE PROPOSAL

The proposed development is strongly justified for the following reasons:

- The Proponent's existing sand quarry at 398 Cabbage Tree Road has approval to operate until 2033; however, it is expected that resources at the site will be exhausted within the next two to three years and so an alternative suitable site is needed to continue operations in the area;
- Newcastle Sand currently employs 15 staff. The proposal will allow jobs to be retained as well as the potential for the creation of additional new local roles;
- Noting the proximity of the site to key infrastructure projects and urban growth areas, the proposal will provide long-term product supply that will benefit the local industries, projects, and domestic needs; and
- Improved product supply in the region will contribute towards more competitive tendering processes, which is a positive public benefit.

2.4 SITE SUITABILITY

The subject site is considered to be ideal to accommodate the proposed development for the following reasons:

- The subject site is located in close proximity to Newcastle Sand's existing operations at its Cabbage Tree Road site and so is extremely well located to continue existing operations uninterrupted;
- The site is well located to the key transport link of the Pacific Highway which provides easy to markets north and south of the site. In addition, after the completion of the M1 Pacific Motorway extension to Raymond Terrace, access to broader markets will be possible while avoiding this key transport pinch point;
- Proposed new access to the site for a new left-in left-out access has preliminary support from TfNSW which will avoid all key sensitive receivers including rural residential developments and the Bobs Farm Public School located on Marsh Road;
- The site is well separated from urban areas;
- A large portion of the site is already cleared associated with the existing olive and fig farm which reduces environmental impacts required to facilitate ethe proposal;
- Key environmental, community and agency considerations / concerns at the subject site and in the area are very well understood as a result of technical reporting already undertaken associated with the previous SSD application for the site. Several previously key issues / concerns have been eliminated or significantly reduced through the amended quarry design and operational details associated with this current proposal; and
- The proposed development is permissible with consent within the zone.

2.5 ALTERNATIVES

2.5.1 Improvement on previous proposal for the site

As outlined in this Scoping Report, the subject site was previously proposed for a sand quarry associated with SSD-6395 which was ultimately withdrawn. SSD-6395 underwent several design changes including removing the proposed use of Marsh Road for site access which required passing the Bobs Farm Public School and proposing a new dedicated access off Nelson Bay Road. However, a key factor why that application was withdrawn was unresolved agency objections around the proposed extraction of sand below the water table.

The current proposal has considered previous agency and community feedback and key differences between SSD-6395 and the current proposal are:

- Dredging and extraction below the groundwater level is no longer proposed. All extraction will be surface excavation with an appropriate buffer above the groundwater level;
- The current proposal is now by Newcastle Sand who has significant experience and a proven track record of establishing and operating a sand quarry;
- Annual throughputs are reduced from 750,000tpa to a proposed 530,000tpa;
- The proposed life of quarry is reduced from 15 years to 10 years;
- The total resource proposed to be extracted has been reduced from 10 million tonnes to 4.4 million tonnes.
- No vehicle access will be provided to Marsh Road which will eliminate vehicles passing Bobs Farm Primary School and will be ensured under the Traffic Management Plan which would be prepared; and
- Greater distance between the location of proposed extractive industry operations at the Bobs Farm Primary School.

2.5.2 Consequences of Not Proceeding

The ‘do nothing' option will not allow Newcastle Sand to continue sand quarry operations in the area which will limit the provision of silica sand to the market as well as make the employment of the existing 15 staff associated with the existing Cabbage Tree Road sand quarry uncertain.

This outcome is not feasible.

If the proposal does not proceed, the social and economic benefits associated with the proposal will be lost.

2.6 CUMULATIVE IMPACTS

There are several existing sand quarry operations in the broader vicinity including:

- **Boral Quarries** at 32 Coxs Lane, Fullerton Cove;
- **Holcim Australia Sand Quarry** at 8 Oakvale Drive, Salt Ash; and
- **Redisand Quarry** at 7 Janet Parade, Salt Ash.

The EIS and specialist inputs for the proposed development will give consideration to potential cumulative impacts arising from the operation of the proposed development in conjunction with existing and proposed extractive operations in the area.

SECTION 3
PROJECT DESCRIPTION

3. Project Description

3.1 PROPOSED DEVELOPMENT

3.1.1 Overview of Proposed Development

The Proponent seeks to develop the site for an extractive industry as a sand quarry. Consent is sought for annual extraction of up to 530,000tpa for a maximum of 10 years, equating to a total life-of-quarry sand extraction of approximately 4.4 million tonnes. It is anticipated the proposal would facilitate maximum average sales of 10,000 to 20,000 tonnes per week.

The site has an area of approximately 40.9ha with the proposal seeking to use a majority of the subject site for extractive industry purposes with the exception of a 15m buffer from the western and northern boundaries, the existing electricity easement and vegetated area south of the easement, and processing and sales area. No dredging activity or below-groundwater-level extraction is proposed with only dry (surface) sand extraction being employed.

Preparation of the site for the proposed sand quarry would broadly comprise:

- Establishment of site infrastructure including access roads, operation sheds and screens;
- Vegetation clearing; and
- Topsoil stripping and establishment of stockpiling and wash area.

Once the site is established, day-to-day operations would require two (2) articulated haul trucks (2x Volvo A40G) loaded by a hydraulic excavator (Volvo EC350) to transport raw sand from the extraction area to the on-site processing facility being a full electric screen and wash plant. Equipment will likely include excavators, front-end loaders, haul trucks, conveyors and water carts. Operations would utilise modern, well-maintained equipment incorporating advanced noise attenuation and fuel efficiency technology to reduce operational impacts on the surrounding environment.

The site benefits from a 40ML water licence. However, power and reticulated potable water are available to the site and so these two options are available for the proposal.

Access to the site is proposed via the construction of a new left-in-left-out intersection from Nelson Bay Road and would be used as the only access to and from the site. All sales would be by road trucks at a maximum ten (10) loaded trucks per hour. There would be a maximum of 60 loaded trucks per day equating to a maximum of 120 truck movements per day (60 movements into the site and 60 movements out of the site). Transport trucks would travel east along Nelson Bay Road and complete a U-turn at the Port Stephens Drive roundabout. Details of the proposed new left-in left-out intersection has received preliminary support from TfNSW but are subject to final design.

Progressive rehabilitation of exhausted areas in accordance with an approved rehabilitation plan which will be prepared as part of the EIS; however, it is anticipated that post-quarry use of the site will be to revegetate areas of the site and use the remaining areas for extensive agricultural purposes.

The existing sheds and dwelling house at the site would be retained.

3.1.6 Hours of Operation

Hours of operation for the proposed development are outlined at **Table 3**.

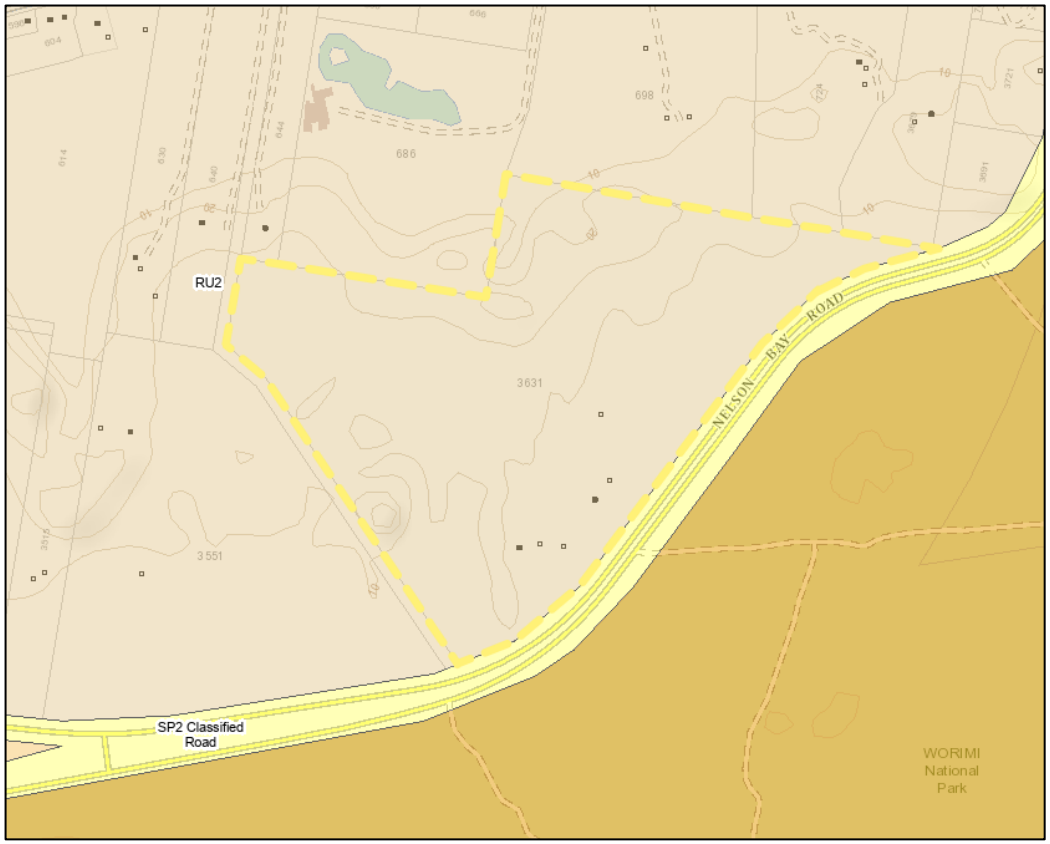
Table 3: Proposed hours of operation	
Activity	**Operating hours**
Sand processing, washing and production	• 7:00 am to 5:00 pm, Monday to Friday • 7:00 am to 4:00 pm, Saturdays
Sales	• 6:00 am to 6:00 pm, Monday to Friday • 7:00 am to 4:00 pm, Saturdays • Closed Sundays and Public Holidays.
Maintenance Activities	• 24 hours a day, 7 days per week, providing maintenance activities are inaudible at any privately-owned residence.

SECTION 4
STATUTORY CONTEXT

4. Statutory Context

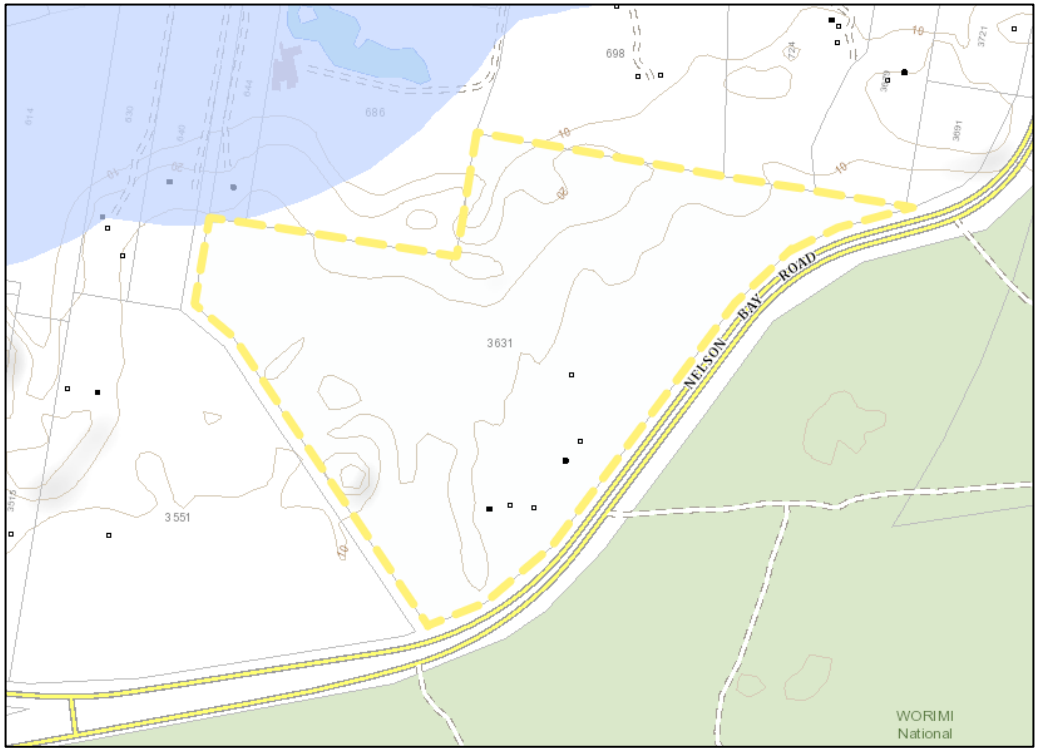
This section outlines the key legislation and planning instruments relevant to the proposed development. **Table 4** categorises and summarises the relevant requirements in accordance with the Department's guidelines and confirms the planning pathway for State Significant Development. Each of these matters will be addressed in further detail within the future EIS.

Table 4: Statutory context		
Statutory Reference	**Requirements**	**Relevance**
Power to Grant Consent		
Environmental Planning and Assessment Act 1979 *State Environmental Planning Policy (Planning Systems) 2021*	Pursuant to Schedule 1 Section 7 (Extractive Industries), Clause 1(a) of State Environmental Planning Policy (Planning Systems) 2021, the proposal will extract more than 500,000 tonnes of extractive materials per year and so is declared to be State Significant Development: ***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 proposal is declared to be SSD in respect of the above clause noting: In accordance with *Section 2.6(2) of SEPP (Planning Systems) 2021*: *(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (1), the remainder of the development is also declared to be State significant development, except for—* *(a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and* *(b) coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007), and* *(c) development specified in Schedule 1 to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.* As established above, the extractive materials processing facility of the proposed development is classified as SSD and so associated ancillary work required to facilitate the proposal is also SSD.	The proposed development is a State Significant Development. The NSW Minister for Planning and Public Spaces or the Independent Planning Commission are the consent authority for the proposal.

Permissibility		
Port Stephens Local Environmental Plan 2013	**Port Stephens LEP 2013** The site is zoned RU2 Rural Landscape under the Port Stephens LEP 2013 (**Figure 6**).  Figure 6: Zoning Plan The proposed land use meets the following Port Stephens LEP 2013 definition: **Use** | **PSLEP 2013 Definition** **Extractive Industry** | ***extractive industry*** *means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as*	*Extractive Industries* are permissible with consent in the zone.

		recycling, washing, crushing, sawing or separating, but does not include turf farming. *Note—* *Extractive industries are not a type of industry—see the definition of that term in this Dictionary.* ***Extractive materials*** is defined in the dictionary of the LEP to mean *sand, soil, gravel, rock, or similar substances that are not minerals within the meaning of the Mining Act 1992.*	
Other Approvals			
Environmental Protection and Biodiversity Conservation Act 1999	The EPBC Act aims to protect matters of national environmental significance. It seeks to promote ESD through conservation and ecologically sustainable use of natural resources and promote the conservation of biodiversity.		The proposal will require the clearing of vegetation and as part of ecological surveys required for the supporting BDAR, if a referral under the EPBC Act is required this will be made.
Biodiversity Conservation Act 2016	The BC Act together with the BC Regulation outlines the framework for addressing impacts on biodiversity from development and clearing. The framework details a pathway to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offset Scheme (The BOS). Entry into the BOS is triggered by developments, projects and activities that meet criteria or certain thresholds for significant impacts on biodiversity in accordance with Section 6.3 of the BC Act. Alternatively, the BOS can be entered into on an opt-in basis. Criteria to which the BOS applies includes the following: • State Significant Development (SSD) and State Significant Infrastructure projects (SSI), unless a BDAR Waiver is issued for the works.		The proposal will utilise existing cleared areas associated with the olive and fig farm at the site. Additional clearing will be required to facilitate the proposal the impacts of which will be addressed in the BDAR to be prepared in support of the proposal.
Protection of the Environment Operations Act 1997	The POEO Act seeks to reduce risks to human health and prevent the degradation of the environment from development activities. The POEO Act applies to development in NSW and is administered by the Environment Protection Authority (EPA).		Environment Protection Licences (EPLs) are required to be obtained under Chapter 3 to carry out certain work or conduct certain activities that may relate to management of waste, air quality emissions, noise emissions and quality of water.

		An EPL will be necessary for the proposed development noting that some of the activities are listed within Scheduled 1 of the POEO Act. It is anticipated that an EPL will be necessary for the following 'scheduled activities': • Extractive activities (Clause 19) The Applicant will consult with the NSW Environment Protection Authority regarding EPL required for the proposal.
Pre-Condition to Exercising the Power to Grant Approval		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.122 Traffic Generating Development – requires development specified in Column 1 of the table to Schedule 3, to be referred to Transport for NSW as traffic generating development.	If the relevant traffic generating triggers as specified within Schedule 3 are satisfied, the application will be referred to TfNSW.

State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 2 sets out provisions relating to coastal management, including matters which the consent authority must be satisfied about prior to granting development consent on land within a coastal use area or coastal environment area. A small sliver of land in the north-west corner of the site is mapped within the coastal environment area (**Figure 7**).  **Figure 7: Coastal Environmental Area (Blue)** Chapter 3 of SEPP (Resilience and Hazards) defines and establishes considerations for development which is considered to be hazardous or offensive. Chapter 4 establishes a statewide planning approach to the remediation of contaminated land.	The EIS will consider relevant matters in relation to the coastal environment and use areas, in particular Clause 2.10 – 2.13 of the SEPP will be addressed by the EIS.

State Environmental Planning Policy (Resources and Energy) 2021	Chapter 2 Mining, petroleum production and extractive industries aims to ensure proper management and development, and orderly and economic use and development of extractive industry and to promote the development of significant mineral resources. Before determining an application for consent for development for the purposes of an extractive industry, the consent authority must take into account the matters listed in Part 2.3 (clauses 2.17-2.23).	The EIS will give consideration to the matters listed in Part 2.3 of the SEPP (Clauses 2.17 – 2.23).
Mandatory Considerations		
Environmental Planning and Assessment Act 1979	Section 1.3 – The consent authority is to consider the objects of the EP&A Act.	Noted – these will be addressed in the future EIS.
	Section 4.36 – State Significant Development is development that is declared to be State Significant Development under this section, being a SEPP or by the Minister.	As outlined above, the proposal is defined as State Significant Development.
	Section 4.15 – In determining a development application, a consent authority is to take into consideration such matters that are of relevance to the development subject of the development application, as stipulated in Section 4.15.	Noted – these will be addressed in the future EIS.

In addition to the above, Pursuant to Section 4.41 of the EP&A Act, the following authorisations are not required for approved State Significant Development proposals:

- A permit under Sections 201, 205 or 219 of the Fisheries Management Act 1994;
- An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977;
- An Aboriginal Heritage Impact Permit under Section 90 of the National Parks and Wildlife Act 1974;
- A bushfire safety authority under Section 100B of the 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 Water Management Act 2000.

SECTION 5
COMMUNITY ENGAGEMENT

5. COMMUNITY ENGAGEMENT

5.1 STEAKHOLDER ENGAGEMENT TO BE COMPLETED

The following stakeholder engagement is proposed to be completed:

- A Scoping Meeting will be held with the Department;
- It is expected that the project SEARs will require consultation to occur with relevant Government Agencies in preparing the EIS;
- Following the submission of the Development Application, the Department will publicly exhibit the application and also refer the application to all necessary Government Agencies in accordance with relevant legislative requirements; and
- Consultation with the wider community will occur as part of the SSD application. Community consultation will occur in accordance with the Department's document for *Undertaking Engagement guidelines for SSD*. In this regard a Social Impact Assessment Scoping Report has been prepared by Key Insights (**Appendix A**) outlining the key issues identified for the proposal and proposed methodology for community consultation and preparation of the Social Impact Assessment.

  The Social Impact Assessment Scoping Report outlines three key parts for undertaking the Social Impact Assessment being:

  - Part One: Social Impact Scoping and Constraints Assessment;
  - Part Two: Stakeholder Engagement Plan; and
  - Part Three: Social Impact Assessment Methodology.

It is considered that the proposed engagement combined with the mandatory public exhibition requirements will facilitate appropriate community engagement.

SECTION 6
PROPOSED ASSESSMENT OF IMPACTS

6. Proposed Assessment of Impacts

Given the significant amount of investigation undertaken as part of the previous SSD proposal (SSD-6395), environmental constraints at the site are well understood.

A review of key environmental matters relevant to the current proposal has been carried out by the Applicant. **Table 5** summarises the key considerations that are relevant to the proposed development and the proposed level of assessment (refer Appendix of *State Significant Development Guidelines – Preparing a Scoping Report*) for each.

A Scoping Summary Table is provided within **Appendix B**.

Table 5: Key Assessment Considerations	
Matter	**Level of Assessment**
Biodiversity	Detailed
Aboriginal Heritage	Standard
Heritage	Standard
Noise and Vibration	Detailed
Air Quality and Greenhouse Gas	Detailed
Surface Water	Detailed
Groundwater	Detailed
Traffic and Transport	Detailed
Visual	Standard
Waste Management	Standard
Hazards	Standard
Socio-economic Impact	Standard
Bushfire	Standard
Soils and Contamination	Standard
Rehabilitation and Closure	Standard

6.1 BIODIVERSITY

6.1.1 Preliminary Impact Assessment

The proposed development will utilise the existing cleared area associated with the olive farm at the site but will also require clearing to facilitate the proposal including vegetated areas mapped as Biodiversity Values.

It is anticipated that the proposal would seek to clear approximately 23ha of native vegetation.

6.1.2 Proposed Assessment Approach

As SSD, a BDAR is necessary. Wedgetail has been engaged to prepare a BDAR for the proposal.

6.2 ABORIGINAL HERITAGE

6.2.1 Preliminary Impact Assessment

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared as part of the previous SSD application (SSD 6395) and from this it is understood there are five (5) Aboriginal archaeological sites located at the site. All site types are shell scatters and are located broadly across the northern half of the site. Test excavations were conducted as part of SSD-6395 and it is understood that from correspondence from Heritage NSW that feedback was received around the depth of test excavation. This will be investigated further and addressed as part of the application.

6.2.2 Proposed Assessment Approach

McCardle Cultural Heritage Pty Ltd has been engaged to prepare an updated Aboriginal Cultural Heritage Assessment Report as part of the EIS.

6.3 HISTORIC HERITAGE

6.3.1 Preliminary Impact Assessment

The site is not mapped as containing any items of local heritage significance. Land immediately adjacent the site to the south is mapped as containing Local Heritage Item I34 being S*tockton Beach Dune System, including Aboriginal site and shell middens, ship wrecks, WWII ramparts, tank traps, proofing range, rifle range and tin huts*.

The Historic Heritage Assessment prepared for the previous SSD proposed determined that there would be no direct or indirect impacts to the mapped local heritage items and that any Environmental Management Plan would be able to adequately manage and protect the heritage values of the project area.

6.3.2 Proposed Assessment Approach

A specialist Statement of Heritage Impact is not considered necessary for the proposed development; however, an updated Historic Heritage Assessment report will be procured.

Historic heritage will be addressed within the EIS.

6.4 NOISE AND VIBRATION

6.4.1 Preliminary Impact Assessment

Potential sources of noise and vibration associated with the proposed development include:

- Sand quarry operations including plant and equipment and mobile equipment; and
- Traffic noise.

Processing, sand washing and production activities are only proposed during daytime hours (7:00 am to 5:00 pm) and as such modelling for night-time period impacts, i.e., before 7:00 am will not be required. Proposed vehicle and truck access to the site will be via a new direct access from Nelson Bay Road and so will not be required to pass any sensitive receivers or use any local roads notably Marsh Road.

Previous noise assessment undertaken as part of SSD-6395 identified the need for several acoustic barriers and bunds to mitigate operation and truck noise on nearby sensitive receivers.

6.4.2 Proposed Assessment Approach

The EIS will include an updated detailed Noise and Vibration Impact Assessment.

The Noise and Vibration Assessment will consider impacts including cumulative impact of the proposed development in the context of existing and proposed development in the vicinity of the site. The Noise and Vibration Impact Assessment will establish mitigation and ongoing environmental management measures suitable to minimise any potential impact from the proposed development which may include the ongoing suitability of acoustic barriers or acoustic bunding.

6.5 AIR QUALITY AND GREENHOUSE GAS

6.5.1 Preliminary Impact Assessment

Potential sources of air pollution resulting from the proposed development will primarily comprise:

- Vehicle usage; and
- Materials handling and transfers associated with haul roads.

The incremental impact on air quality and contribution toward greenhouse gas emissions associated with this proposal for the site will need to be quantified and added to existing background pollutant operations.

6.5.2 Proposed Assessment Approach

The EIS will include an updated Air Quality and Greenhouse Gas Assessment which will assess the proposed development against the relevant controls for air quality. The air quality consultant will determine the most appropriate modelling technique for the assessment of the proposal.

The assessment will consider the cumulative impact of the proposed development in the context of existing and proposed development in the vicinity of the site.

The assessment will establish environmental mitigation and ongoing management measures suitable to minimise any potential impact from the proposed development.

6.6 SURFACE WATER

6.6.1 Preliminary Impact Assessment

The proposal is likely to seek to operate across a majority of the site excluding a buffer area around the site boundaries, a dedicated processing and administration area, and the area comprising the electricity easement and the vegetated areas south of the electricity easement.

Land south of Nelson Bay Road is mapped as being within a drinking water catchment. The proposed stormwater management system will give consideration to contemporary standards and practices and will modernise and improve stormwater management infrastructure associated with the existing quarry.

6.6.2 Proposed Assessment Approach

A Surface Water Assessment will be prepared by a suitably qualified consultant to inform the EIS.

The assessment will establish the system to be implemented to facilitate the proposed development and ongoing management measures to minimise any potential impact from the proposed development on surrounding areas including the mapped water catchment area to the south of Nelson Bay Road. The Surface Water Assessment will also provide a water balance and assessment of surface water take to support operations and establish any water licensing requirements.

6.7 GROUNDWATER

6.7.1 Preliminary Impact Assessment

According to the NSW Government Natural Resource Atlas there are approximately 13 bores within approximately 2km of the site. Based on technical reporting associated with the previous SSD application for the site, it is understood there are a number of groundwater dependent ecosystems (GDEs) within the study area. Land south of the Nelson Bay Road is mapped as being within a drinking water catchment.

Excavation at the groundwater level is not proposed as part of the current proposal and so adverse impacts on groundwater and GDEs will be avoided.

6.7.2 Proposed Assessment Approach

Groundwater will be addressed in an updated Groundwater Assessment Report. Construction & operational recommendations to ensure that no adverse groundwater impacts or impacts on GDEs of mapped water catchment areas are generated by the proposal will be implemented.

6.8 TRAFFIC AND TRANSPORT

6.8.1 Preliminary Impact Assessment

The site benefits from excellent access being directly adjacent Nelson Bay Road which is a classified road. A new left-in left-out access including deceleration lane for inbound heavy vehicles and an acceleration lane for outbound trucks are proposed toward the northern end of the site off Nelson Bay Road. Preliminary support from TfNSW has been received; however, a final design will be reached in consultation with TfNSW.

The current concept is that loaded haul trucks will exit the site and travel east along Nelson Bay Road, completing a U-turn at the Port Stephens Drive roundabout before continuing toward Newcastle, Sydney and regional markets.

All sales will be by road truck at a maximum 10 loaded trucks per hour (20 truck movements) from the site and a maximum of 60 loaded trucks per day (120 truck movements).

6.8.2 Proposed Assessment Approach

A Traffic Impact Assessment will be prepared to inform the EIS by a suitably qualified expert.

The assessment will consider the operation of key intersections / roundabouts within the surrounding road network, vehicle swept paths, carparking and impacts on the safety and operation of surrounding roads.

The assessment will establish any required ongoing transport management measures to minimise any potential impacts from the proposed development.

6.9 VISUAL IMPACT

6.9.1 Preliminary Impact Assessment

The site is relatively flat and as such the proposal is not anticipated to have any adverse visual impacts on the surrounding area.

6.9.2 Proposed Assessment Approach

It is not anticipated that the proposal would result in adverse visual impacts; however, a Visual Impact Assessment will be prepared in support of the proposal.

6.10 WASTE MANAGEMENT

6.10.1 Preliminary Impact Assessment

The proposal is expected to have minimal to no solid waste management issues associated with the proposed sand extraction. A small amount of general waste generated may be produced as a result of staff on-site but this can be easily managed and disposed of or recycled at licensed landfills.

6.10.2 Proposed Assessment Approach

A Waste Management Plan will be prepared in support of the proposal. The Waste Management Plan will identify all waste streams to be generated by the proposed development and provide their respective waste classifications, estimated quantities and intended reuse/recycling/disposal method.

6.11 HAZARDS

6.11.1 Preliminary Impact Assessment

The proposed sand quarry will not accept and process any hazardous materials.

6.11.2 Proposed Assessment Approach

The SEPP (Resilience and Hazards) 2021 as it relates to hazardous and offensive development will be addressed as part of the EIS; however, it is not anticipated that a hazardous goods assessment will be required.

6.12 SOCIO-ECONOMIC IMPACT

6.12.1 Preliminary Impact Assessment

The proposed development will result in significant positive social and economic impacts. Social and economic benefits associated with the proposed development include:

- The proposed development will allow the continued operation and positive contributions of Newcastle Sand for high-quality silica sand to the region subsequent to the winding up of the existing sand quarry operation at 398 Cabbage Tree Road Williamtown;
- The site is well separated from any sensitive receivers or significant areas of urban development;
- The site will have excellent access available via a new left-in left-out intersection onto Nelson Bay Road. Heavy vehicles will not be required to use any local roads adjacent the site or pass sensitive land uses including the Bobs Farm Primary School;
- The site is well located in proximity of its key markets that include the broader Port Stephens, Hunter and Sydney Regions; and
- Improved product supply in the region will contribute towards more competitive tendering processes, which is a positive public benefit.

Possible adverse social and economic impacts associated with the proposed development are likely to relate to the potential for the proposal to result in environmental and amenity impacts to areas surrounding the site.

To ensure that any potential impacts are identified, mitigated and appropriately managed, a broad spectrum of specialist studies will be undertaken. As previously noted, a suite of technical reports had been prepared associated with the previous proposal for the site (SSD-6395) which, subject to updates, will be able to be relied on to support the current proposal.

6.12.2 Proposed Assessment Approach

A Social Impact Assessment will be prepared as part of the EIS with consideration given to the '*Social Impact Assessment Guideline for State Significant Projects'* to assess the likely social and economic impacts of the development. Social and economic studies will be prepared in support of the proposal.

Key Insights has been engaged to prepare the Social Impact Assessment and has prepared a Social Impact Assessment Scoping Report which is included at **Appendix A**.

The assessment will also be informed by the outcomes of community and agency consultation.

6.13 BUSHFIRE

6.13.1 Preliminary Impact Assessment

The subject site and adjoining lands are mapped as 'bush fire prone land'.

The existing dwelling onsite will be used as a manager's residence and a new Atco building will be used as an onsite office.

6.13.2 Proposed Assessment Approach

A Bushfire Impact Assessment will be prepared as part of the EIS to consider bushfire hazard risk to the proposed development as well as any required mitigation and management measures.

6.14 SOILS

6.14.1 Preliminary Impact Assessment

Use of the site to-date has been for an olive and fig plantation. A Geotechnical and Acid Sulphate Soils Assessment was prepared for the site based on the previous proposal for the site (SSD-6395). From this previous assessment it is understood that that:

- No specific management is required associated with soil salinity;
- Use of soil materials will need to consider mild aggressivity; and
- No specific management is required associated with soil depression.

6.14.2 Proposed Assessment Approach

An updated Geotechnical and Acid Sulphate Soils Assessment report will be prepared with the findings and any recommendations included in the EIS.

6.15 REHABILITATION

6.15.1 Preliminary Impact Assessment

Details of rehabilitation of the site are yet to be determined; however, the EIS will be supported by a Rehabilitation Plan with post-quarry use of the site anticipated to be returned to a state suitable for extensive agriculture purposes as well as part revegetation of the site.

6.15.2 Proposed Assessment Approach

A Rehabilitation Plan will be prepared as part of the EIS to inform the ongoing rehabilitation of the site.

The Rehabilitation Plan will include a description of rehabilitation measures that will be undertaken throughout the development and during quarry closure; include a proposed final landform and include the measures that will be implemented to ensure sufficient financial resources are available to implement the rehabilitation strategy. It is noted that a rehabilitation bond will likely be necessary as a condition of development consent.

6.16 COASTAL

6.16.1 Preliminary Impact Assessment

The subject site is not directly adjacent coastal area but is in proximity to coastal areas. A Coastal Hazard Assessment was prepared as part of the previous SSD application and assessed coast shoreline recession and coastal lagoon regression.

6.16.2 Proposed Assessment Approach

An updated Coastal Hazard assessment will be prepared in support of the proposal.

SECTION 7
Conclusion

7. Conclusion

This Scoping Report has been prepared for a proposed extractive industry as a sand quarry at 3631 Nelson Bay Road Bobs Farm (Lot 254 DP753204).

The proposal is permissible with consent under the Port Stephens LEP 2013 and under the provisions of SEPP (Planning Systems) 2021 (Schedule 7, Clause 7(3)(a)) the proposal is declared to be a State Significant Development.

The Proponent seeks the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany the State Significant Development Application for the proposed development.

The proposed development is considered to be an appropriate use of the site for a range of reasons, including:

- The proposal will allow the ongoing operation of Newcastle Sand and employment of 15 staff in the region after the winding up of operations at its current sand quarry site at 398 Cabbage Tree Road Williamtown;
- The project will contribute to local and regional demand for high quality silica sand;
- The site is well separated from any sensitive receivers or significant areas of urban development and will completely avoid the need to use local roads in the area;
- Improved product supply in the region will contribute towards more competitive tendering processes, which is a positive public benefit; and
- The site is a superior outcome compared to the previous proposal for the site notably the removal of any access to or need to use local roads which may result in noise or safety concerns, and restricting extraction to 0.7m above the water table.

Newcastle Sand welcomes a Scoping Meeting and the issue of SEARs from the Department so this project can be progressed.

APPENDIX A

Social Impact Assessment Scoping Report

KEY INSIGHTS

Social Impact Scoping (Constraints Assessment)
Stakeholder Engagement Plan
Social Impact Assessment Methodology

Newcastle Sand Bobs Farm Quarry

Prepared by Ellen Davis-Meehan
Key Insights Pty Ltd

NEWCASTLE SAND

Key Insights acknowledges and pays respect to the traditional custodians of this land, their elders past, present, and emerging, and to all First Nations people and Torres Strait Islander people.

TABLE OF CONTENTS

TABLE OF FIGURES

Part One: Social Impact Scoping & Constraints Assessment

1. Introduction

Newcastle Sand have recently acquired the subject site, Lot 254 DP 753204, 3631 Nelson Bay Road, Bobs Farm. The Project is yet to be named.

The subject site was previously subject to a much larger sand quarry proposal, that was withdrawn last year.

Newcastle Sand seeks to 're-boot' a revised (smaller) and improved sand quarry project over the subject land.

Part One of this document scopes the likely social impacts and assesses likely constraints in preparation for submitting a request for SEARS.

Critical to this discussion are the differences between the previous proposal for this site, which caused some community angst, and the current Newcastle Sand Proposal.

1.1 Comparison with Previous SSD Application

The previous SSD (SSD6395) proposal that was withdrawn. Key differences between that and the existing proposal include:

- The current proposal is now by Newcastle Sand, who have significant experience and a proven track record of establishing and operating a Sand Quarry.
- Annual throughputs are reduced (from 750,000 tpa to 530,000 tpa).
- Life of quarry is reduced from 15 years to 10 years.
- Total resource subject of the application is reduced from 10 million tonnes to 4.4 million tonnes.
- Dredging and extraction below the groundwater level is no longer proposed. All extraction will be surface excavation with an appropriate buffer above the groundwater level.
- No vehicle access to Marsh Road. This will ensure no interaction with the school.
- The proposal is now limited to Lot 254 DP 753204. The previous SSD included a larger site that also included Lot 51 DP1015671 and Lot 10 DP 1071458.

As a result of this renewed proposed application, a Scoping Report and application for Secretary's Environmental Assessment Requirements (SEARs) is required. This document supports the request for SEARs and the Environmental Impact Statement (EIS).

2. Other relevant Social Impact Studies

Key social impact documents for sand quarries in Port Stephens include the Anna Bay SIA (2019), Stockton Sand Quarry SIA Review (2020), Salt Ash Sands Operations SIA, and the Mackas Sand Project planning suite. Also included is the proponent's Cabbage Tree Road Sand Quarry at Williamtown. These studies address community impacts, planning compliance, and mitigation strategies.

Anna Bay Sand Extraction Social Impact Assessment (2019)

Prepared by: Tattersall Lander Pty Ltd for Hay Enterprises (NSW) Pty Ltd.

Purpose: To inform the Environmental Impact Statement (EIS) for a development application to Port Stephens Council.

Scope:

- Extraction of up to 50,000 cubic metres of sand per year over 30 years.
- Includes a site office and manager's residence.

Key Social Considerations:

- Impact on rural character and land use.
- Traffic and access via Nelson Bay Road.
- Visual amenity and noise concerns.
- Employment opportunities and local economic contribution.

Mitigation Measures: Designed to ensure minimal disruption to community and environment.

Stockton Sand Quarry Dredging SIA Review (2020)

Commissioned by: NSW Department of Planning, Industry and Environment (DPIE)
Prepared by: Richard Parsons (internal review)
Project Proponent: Boral Resources (NSW) Pty Ltd
Focus: Evaluation of the SIA's alignment with the *NSW SIA Guideline (2017)* for State Significant Development (SSD).

Findings:
Community engagement was mostly *informative and consultative*, **with limited collaboration.**
Recommendations emphasized *greater stakeholder involvement* and *transparent decision-making*.

Relevance: Provides a benchmark for assessing future SIAs in the region.

Mackas Sand Project (MP08_0142)

Status: Approved SSD in Port Stephens LGA
Documentation Includes:
Environmental Assessments, *Management Plans*, *Independent Reviews*, and *Compliance Reports*.
Landscape Management Plan (LMP) violations noted in 2022, with a $15,000 penalty issued.
Social Impact Relevance:
Ongoing monitoring of *community complaints*, *visual and environmental impacts*, and *site rehabilitation*.
Post-approval compliance and *community feedback mechanisms* are integral to the project's governance.
Planning Portal Access: Full suite of documents available via NSW Planning Portal.

The Cabbage Tree Road Sand Quarry in Williamtown was a State Significant Development with a comprehensive Social Impact Assessment (SIA) completed in 2015. It highlights community concerns, environmental sensitivities, and mitigation strategies relevant to Port Stephens.

Cabbage Tree Road Sand Quarry – Williamtown

Proponent: Williamtown Sand Syndicate Pty Ltd
Location: Cabbage Tree Road, Williamtown – approx. 3 km southwest of Newcastle Airport
Approval Status: State Significant Development (SSD-6125) – Approved May 2018
Scale: Up to 33.3 million tonnes of sand over the life of the project, with an annual extraction rate of 600,000 tonnes

Key social considerations (Social Impact Assessment – Umwelt 2015):

- Williamtown community is older, lifestyle-oriented, and economically constrained.
- Concerns about dust, noise, traffic, and environmental degradation.
- Proximity to Hunter Estuary Wetlands and Ramsar-listed sites raised ecological concerns

Mitigation Strategies:

- Community fact sheets on dust/noise
- Resident journals to track impact events
- Ongoing engagement with Indigenous groups and service providers

Salt Ash Sand Operations (SSD-9099356)

Prepared by: Element Environment Pty Ltd
Proponent: Holcim (Australia) Pty Ltd
Date: Final version submitted 31 October 2022
Project Scope:

- Extraction and processing of up to 550,000 tonnes of sand per year for 30 years
- Importation of up to 200,000 tonnes per year from Anna Bay, Tanilba Bay, and Cabbage Tree Road quarries
- Continued use of infrastructure and site access via Oakvale Drive

Key Social Impact Themes
Community Profile:

- Salt Ash is a semi-rural area with a mix of long-term residents and lifestyle-focused households
- Concerns about amenity, environmental values, and traffic safety

Identified Risks:

- Noise, dust, and visual impacts on near neighbours
- Traffic congestion and road safety concerns on Nelson Bay Road
- Perceived health risks and stress from industrial activity
- Cultural heritage sensitivities, especially regarding Aboriginal sites

Opportunities:

- Local employment and procurement benefits
- Potential partnerships with Aboriginal organisations
- Rehabilitation commitments and environmental stewardship

Engagement Findings:

- Community engagement included fact sheets, meetings, and feedback channels
- Stakeholders requested transparent communication and ongoing monitoring

2.1 Summary of Key Themes Across Documents

Community Engagement: Varies in depth; stronger collaboration is recommended.

Environmental & Amenity Impacts: Visual, noise, air quality and traffic concerns are recurring.

Economic Contributions: Employment and local business support are positive outcomes.

Governance & Compliance: Regular audits and enforcement actions ensure accountability.

Mitigation Innovation: Williamtown stands our for integrating Indigenous engagement and ecological safeguards.

Figure 1 Comparative Matrix: SIAs for Sand Quarries in Port Stephens LGA

Quarry Project	Proponent	Year	Community Impacts Identified	Mitigation Strategies	Planning Status & Notes
Anna Bay Sand Quarry	Hay Enterprises (NSW) Pty Ltd	2019	- Visual amenity - Noise & traffic - Rural character disruption	- Vegetation buffers - Traffic management plan - Limited operating hours	DA submitted to Port Stephens Council; SIA aligned with local planning requirements
Stockton Sand Quarry (Dredging)	Boral Resources (NSW) Pty Ltd	2020	- Limited community collaboration - Concerns over transparency	- Recommendation for deeper engagement - Improved communication channels	SSD; SIA reviewed by DPIE for compliance with NSW SIA Guidelines (2017)
Mackas Sand Project (MP08_0142)	Mackas Sand Pty Ltd	2012–2025	- Visual impact - Noise complaints - rehabilitation concerns	- Landscape Management Plan - Community complaint register - Compliance audits	SSD approved; multiple modifications; recent compliance breach (LMP violation in 2022)
Cabbage Tree Road Sand Quarry	Williamtown Sand Syndicate Pty Ltd	2015	- Dust, noise, traffic - Proximity to wetlands - Community distrust	- Resident journals - Fact sheets - Indigenous engagement - Hydrological monitoring	SSD approved in 2018; EPBC Act assessment completed; ongoing compliance reporting
Salt Ash Sand Project	Holicim (Australia) Pty Ltd	2022	- Dust, noise, visual impacts - Traffic congestion on Nelson Bay Road - Cultural heritage sensitivities	- Community Fact Sheets - Stakeholder Meetings - Rehabilitation Commitments - Worimi Engagement	SSD-9099356; SIA submitted via NSW Planning Portal; aligned with NSW SIA Guidelines (2017)

3. Port Stephens Council & Regional Planning Context

The Port Stephens Community Strategic Plan 2025 to 2035 identifies the community's priorities and aspirations for the future, outlining actions to achieve these key directions and goals. It is built around Council's themes of "Our Community, Our Place, Our Environment and Our Council."

The Community Strategic Plan, through careful research, identifies and organises community values:

"Locally owned and operated businesses" is a Community Indicator that Council will track through its Liveability Index. Council will also track "Protection of the Natural Environment" through this Index. The Liveability Index is based on Port Stephens' annual Liveability Survey.

These broader planning strategies will be considered in the SIA:

Port Stephens Local Environmental Plan (LEP) and *Community Strategic Plan*.

Hunter Regional Plan 2041, which outlines sustainable extractive industry practices and community wellbeing.

4. Community Risks

Key community risks associated with the Project were identified through reviewing community submissions on previous proposals and through preliminary engagement with the existing Williamtown Community Consultative Committee, Worimi First Nations representatives, and local government stakeholders at Port Stephens Council. This engagement will be significantly expanded upon in the Social Impact Assessment and is outlined in the next two sections. These risks span both construction and operational phases and reflect the region's demographic, environmental, and infrastructure sensitivities.

The key community risks include:

- **Demographic:** Loss of local employment/residents with the closing of the Williamtown Quarry in 3 years' time.
- **Socioeconomic:** Concerns about general mining impacts on the tourism values of the area.
- **Community engagement:** Risk of community not being involved in a meaningful way in project planning and decision making.
- **Health and wellbeing:** Both perceived and actual risks related to dust, noise, and water quality.
- **Amenity:** Impacts on lifestyle, tranquillity, and visual character for near neighbours, including local school.
- **Cultural:** Potential to disrupt cultural heritage values.
- **Biodiversity:** Potential loss of habitat for highly valued species such as koalas.
- **Accessibility:** Safe access to properties with increased truck movements on road system,

These risks are primarily linked to mining operations and haulage and the pressure this may place on local road systems, biodiversity, and community amenity. The benefits that balance these risks are the supply of a much-needed product to the construction industry and the support for local jobs and related economic activity.

4.1 Constraints and Opportunities

4.1.1 Constraints

The following constraints have been identified in relation to potential social impacts:

- **Environmental:** Dust, noise, traffic, and visual impacts affecting amenity and lifestyle, particularly for residents near the quarry site.
- **Service system capacity:** Possible limited emergency services, with existing systems under strain.
- **Business capacity:** Local suppliers may face challenges competing with national contractors.

- **Skills shortages:** Limited availability of skilled labour for extractive industries and support services. Balanced by workforce moving to new quarry from Williamtown.
- **Social cohesion:** Pre-existing tensions around land use and land clearing, heritage, and regional planning, may be amplified.
- **Transport and access:** Impacts of increased truck movements.

4.1.2 Opportunities

The Project presents several opportunities to enhance social outcomes:

- **Environmental leadership:** Adoption of sustainable site practices contributing to broader environmental goals.
- **Local economic development:** Job creation, training programs, and a potential "locals first" procurement approach to stimulate the regional economy.
- **Regional benefit sharing:** Flow-on economic activity for nearby communities such as Medowie, Raymond Terrace, and Williamtown.
- **Indigenous inclusion:** Potential targeted employment and business development strategies such as nursery and seed growing for rehabilitation.
- **Social capital growth:** Diverse workforce may contribute to community vitality and social capital.
- **Local business engagement:** Opportunities for construction, maintenance, cleaning, and other services linked to operational needs.
- **Community investment:** Sponsorship programs co-designed with local stakeholders (e.g. the local public school) to address priority needs.
- **Government and council contributions:** Royalties and Voluntary Planning Agreements may support infrastructure upgrades and service improvements.

5. Mitigation

Community management / social impact mitigation plans will be developed as part of the proponent's social impact mitigation system. These plans will address both positive and negative social impacts identified through the EIS and consultation with affected communities and NSW Government agencies. Implementation will occur prior to construction commencement.

These plans will complement a Social Impact Management Plan (SIMP), typically required for State Significant Development (SSD) projects in NSW. The SIMP will support forward planning and a local partnership approach to addressing local needs and measuring outcomes.

5.1 Stakeholder Engagement Plan

The Stakeholder Engagement Plan (SEP) is detailed below. When finalised it will include:

- Stakeholder identification and analysis
- Communication methodologies and key messages
- Grievance mechanism for affected communities (Grievance Policy)

Part Two: Stakeholder Engagement Plan

1. INTRODUCTION

This Stakeholder Engagement Plan (referred hereafter as the "Plan") sets out the framework including the strategy, tools, processes and protocols for the Newcastle Sand Bobs Farm Quarry, owned by Newcastle Sand, to engage the community and other relevant stakeholders of the Bobs Farm Quarry, located within the Port Stephens LGA, NSW.

This first draft of the Plan has been developed by Key Insights Pty Ltd and emerges from the preliminary Social Impact Assessment (SIA) scoping.

The overall aim of the engagement strategy outlined in this Plan is to assist Newcastle Sand's timely and successful implementation of the Bobs Farm Quarry Project from EIS studies through to project approval.

This document will guide engagement for the project and some sections may be used for public reporting or as a basis to demonstrate statutory compliance or inform stakeholders.

This Plan is aligned with the principles and definitions of the International Association of Public Participation (IAP2)

1.1 Who is Newcastle Sand

Newcastle Sand is an innovative independently run sand quarry operating at Williamtown in the Port Stephens LGA on land leased from Port Stephens Council. It produces Concrete and Asphalt Sand, Glass/Industrial Sand and Landscape Sand.

The core business proposition is to extract, process and supply sand products more efficiently than any of their competitors. This is achieved through the implementation of streamlined materials handling processes combined with guaranteed loading dispatch times to ensure fast turnaround times with minimal onsite delays.

Newcastle Sand has a functioning Community Consultative Committee and reports good relationships with its local stakeholders.

1.2 Key Messages for Engagement Period

Draft Operational Phase Messages - for review

- Sand products are essential for construction sector.
- Safety is front and centre of all that we do.
- Bobs Farm is ideally located with short haulage distances
- We will use new plant and equipment ensuring quality and efficiency
- Newcastle Sand employs local people and uses local contractors where possible
- At Williamtown Quarry, operated by Newcastle Sand, we have a low number of community grievances and 100% grievance resolution.
- We are committed to sustainable quarrying. We monitor our impacts on the environment and community via[1]:
    - Monthly dust, water and annual noise monitoring
    - Indigenous heritage monitoring
    - Biodiversity?

Draft EIS Phase Messages - for finalisation / review

- We have made **significant improvements** to **the previous application** for this site that addresses previous community concerns:
    - Reduced footprint
    - Reduced throughputs
    - Reduced life or quarry (10 years)
    - No dredging or extraction below the groundwater level
    - No vehicle access to Marsh Road
- All trucks will be via Nelson Bay Road and there will be 120 truck movements per day (60 in and 60 out)
- We will commit to:
    - Nature Positive Rehabilitation practices:
    - Sustainability

[1] Refer to SIMP and other mitigations post approval

  - Local employment
  - Local partnerships and sponsorship
  - Local monitoring and reporting
- Transfer of jobs from Williamtown to Bobs Farm (in three years' time)
- Ongoing CCC – details and appointment process.

2. About the Project

A detailed project description is currently being prepared. Newcastle Sand have advised that the preliminary details of the revised project include (which are generally consistent with approved/existing operations at the Cabbage Tree Road site):

  - Annual extraction of up to 530,000tpa for up to 10 years.
  - Total life of quarry sand extraction of approximately 4.4 million tonnes.
  - Maximum average sales 10,000 – 12,000 tonnes per week.
  - Dry (surface) sand extraction only with no dredging activity or below groundwater level extraction. (Dredging / groundwater table disturbance was a major issue with the previous SSD application).
  - Sand will be excavated above the groundwater table using conventional sand quarrying methods and progressively processed through an on-site wash and screening plant to produce construction and glass-grade products.
  - Extraction will be staged, with progressive rehabilitation of exhausted areas (including re-establishment of areas of olive farm/orchard).
  - Material will be processed and dry-screened then washed to remove oversize and organics in an on-site plant to minimise potable water demand (95% recycled), with final product stockpiled for dispatch.
  - Sales:
    - 6am to 6pm Monday – Friday
    - Saturday 7am to 4pm
    - Closed Sunday & public holidays
  - Processing, sand washing and production:
    - 7am to 5pm Monday – Friday
    - Saturday 7am to 4pm.
  - Maintenance Activities
    - 24 hours a day, 7 days per week, providing maintenance activities are inaudible at any privately-owned residence.
  - It is planned that two articulated haul trucks (2x Volvo A40G) will be loaded by a hydraulic excavator (Volvo EC350) to transport raw sand from the extraction area to the on-site processing facility (full electric screen and wash plant). Equipment will likely include excavators, front-end loaders, haul trucks, conveyors and water carts. The project will utilise modern, well-maintained equipment incorporating advanced

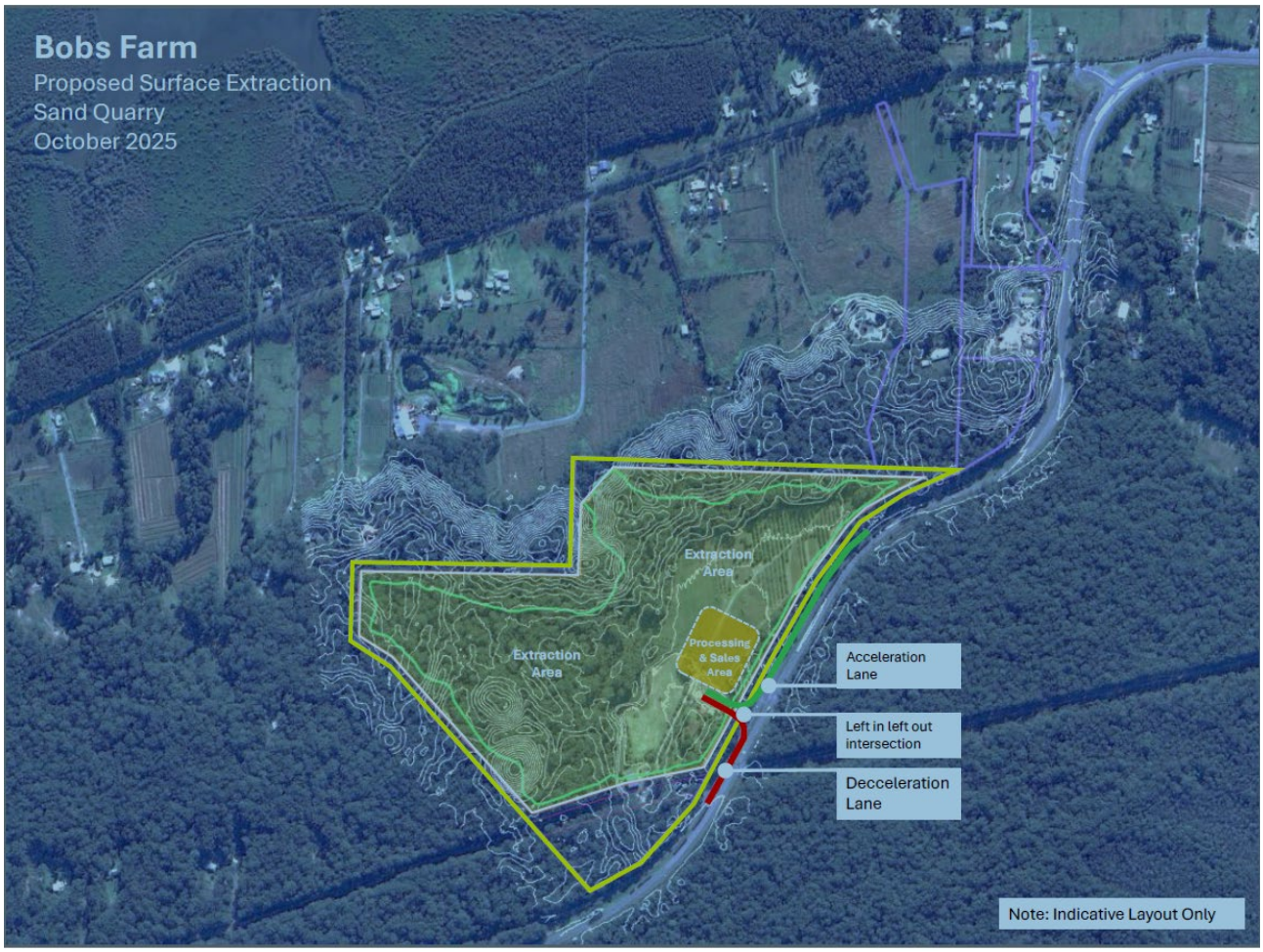
noise attenuation and fuel efficiency technology to reduce operational impacts on the surrounding environment.

- Operations will include:
  - Establishment of site infrastructure including access roads, operation sheds, screens
  - Vegetation clearing
  - Topsoil stripping and stockpiling
  - Extraction of sand within approved disturbance area
  - Sand processing
  - Stockpiling
  - Haulage of product sales
  - Progressive rehabilitation linked to staging (bulldozer for 2 days per area)
- Site infrastructure will include:
  - A weighbridge
  - Electric processing plant
  - Product stockpiles
  - Water carts for dust suppression
  - Ancillary facilities.
  - The existing dwelling and sheds will be maintained on the site.
- Transport & Access
  - All sales by road trucks at a maximum 10 loaded trucks per hour from site and a maximum of 60 loaded trucks per day.
  - Roadworks to secure access to the site include a new left in / left out intersection with Nelson Bay Road (left-turn deceleration lane for inbound heavy vehicles and an acceleration lane for outbound trucks). ADW Johnson will separately prepare concept intersection plans (it will be an update of the attached concept intersection design previously produced as part of the former application).
  - This arrangement removes the use of Marsh Road for heavy vehicles (as was previously proposed in the former application) and increases separation from Bobs Farm Primary School. (This was a major issue with the previous application and can be resolved by access directly to Nelson Bay Road which is now proposed).
  - The current concept is that loaded haul trucks will exit the site and travel east along Nelson Bay Road, completing a U-turn at the Port Stephens Drive

roundabout before continuing toward Newcastle, Sydney and regional markets.

- The use of Marsh Road will be a prohibited use road under the traffic management plan and off limits at all times.
- Trucks will enter / exit onto Nelson Bay Road and are not required to pass any sensitive receivers (e.g. dwellings).

Figure 2 Indicative Layout



The above indicative layout is for early engagement. It may change as the project design is refined according to expert inputs and community engagement.

3. Summary Community Profile

Following is an overview of the community profiles of the areas of geographic influence for this project.

3.1 Bobs Farm

Here's a snapshot of the **2021 demographic profile** of **Bobs Farm**, based on data from the Australian Bureau of Statistics, Census 2021:

Figure 3 Demographic Characteristics Bobs Farm

People	**662**
Male	49.4%
Female	50.6%
Median age	57
Families	**192**
Average number of children per family	
for families with children	1.6
for all households (a)	0.4
All private dwellings	**303**
Average number of people per household	2.3
Median weekly household income	$1,211
Median monthly mortgage repayments	$2,019
Median weekly rent (b)	$196
Average number of motor vehicles per dwelling	2.1

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

This area contains the near neighbours of the proposed quarry who are likely to be the most impacted group of stakeholders.

Figure 4 Bobs Farm SAL 10428

3.2 Port Stephens Local Government Area

The broader community is defined as the Port Stephens Local Government Area (LGA 16400).

Figure 5 Port Stephens LGA 16400

Figure 6 Demographic Characteristics for Port Stephens LGA

People	**75,276**
Male	49.2%
Female	50.8%
Median age	47
Families	**21,270**
Average number of children per family	
for families with children	1.9
for all households (a)	0.7
All private dwellings	**35,649**
Average number of people per household	2.4
Median weekly household income	$1,372
Median monthly mortgage repayments	$1,733
Median weekly rent (b)	$370
Average number of motor vehicles per dwelling	2

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

For Port Stephens LGA there is a higher proportion of trades people (17.1%) than for NSW (11.9%).

The major industry of employment is Defence, followed by Aged Care Residential Services, Supermarkets and Grocery Stores, and Other Social Assistance Services.

Figure 7 Occupations and Industries for Port Stephens LGA

Occupation, top responses ***Employed people aged 15 years and over***	**Port Stephens**	**%**	**New South Wales**	**%**	**Australia**	**%**
Technicians and Trades Workers	5,310	17.1	436,589	11.9	1,554,313	12.9
Professionals	4,803	15.5	952,131	25.8	2,886,921	24.0
Community and Personal Service Workers	4,338	14.0	390,779	10.6	1,382,205	11.5
Clerical and Administrative Workers	3,840	12.4	480,612	13.0	1,525,311	12.7
Managers	3,472	11.2	536,820	14.6	1,645,769	13.7
Labourers	3,381	10.9	300,966	8.2	1,086,120	9.0
Sales Workers	2,848	9.2	294,889	8.0	986,433	8.2
Machinery Operators and Drivers	2,371	7.7	222,186	6.0	755,863	6.3

More information on Occupation (OCCP)
Table based on place of usual residence

Industry of employment, top responses ***Employed people aged 15 years and over***	**Port Stephens**	**%**	**New South Wales**	**%**	**Australia**	**%**
Defence	1,199	3.9	23,356	0.6	85,021	0.7
Aged Care Residential Services	1,062	3.4	80,859	2.2	258,274	2.1
Supermarket and Grocery Stores	1,001	3.2	92,329	2.5	299,810	2.5
Other Social Assistance Services	955	3.1	87,430	2.4	278,221	2.3
Takeaway Food Services	832	2.7	66,951	1.8	232,691	1.9

More information on Industry of employment (INDP)
Table based on place of usual residence

4. ENGAGEMENT APPROACH

4.1 OBJECTIVE

The overall objective of the engagement program outlined in this Plan is to contribute to the timely and effective development of the Social Impact Assessment as a component of the EIS for the Newcastle Sand Bobs Farm Quarry Project.

4.2 RELATIONSHIP WITH OTHER ENGAGEMENT

There will be some overlap between company engagement and specific engagement for the EIS. Efficiencies and consistency need to be planned from the outset.

All engagement for this project aims to provide pathways and new opportunities for the open exchange of information to share knowledge and build trust between the community, other stakeholders and Bobs Farm Quarry.

There is an expectation in the Social Impact Guideline[2] that the SIA scoping will influence the EIA Engagement Strategy.

Figure 8 Alignment of the SIA with the EIS

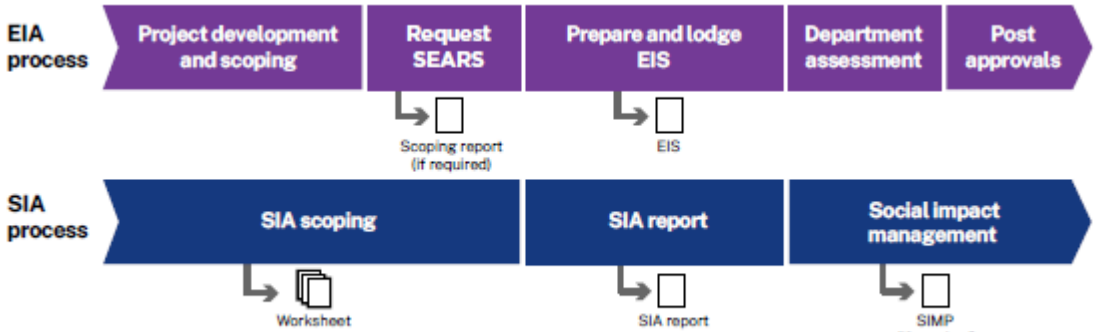


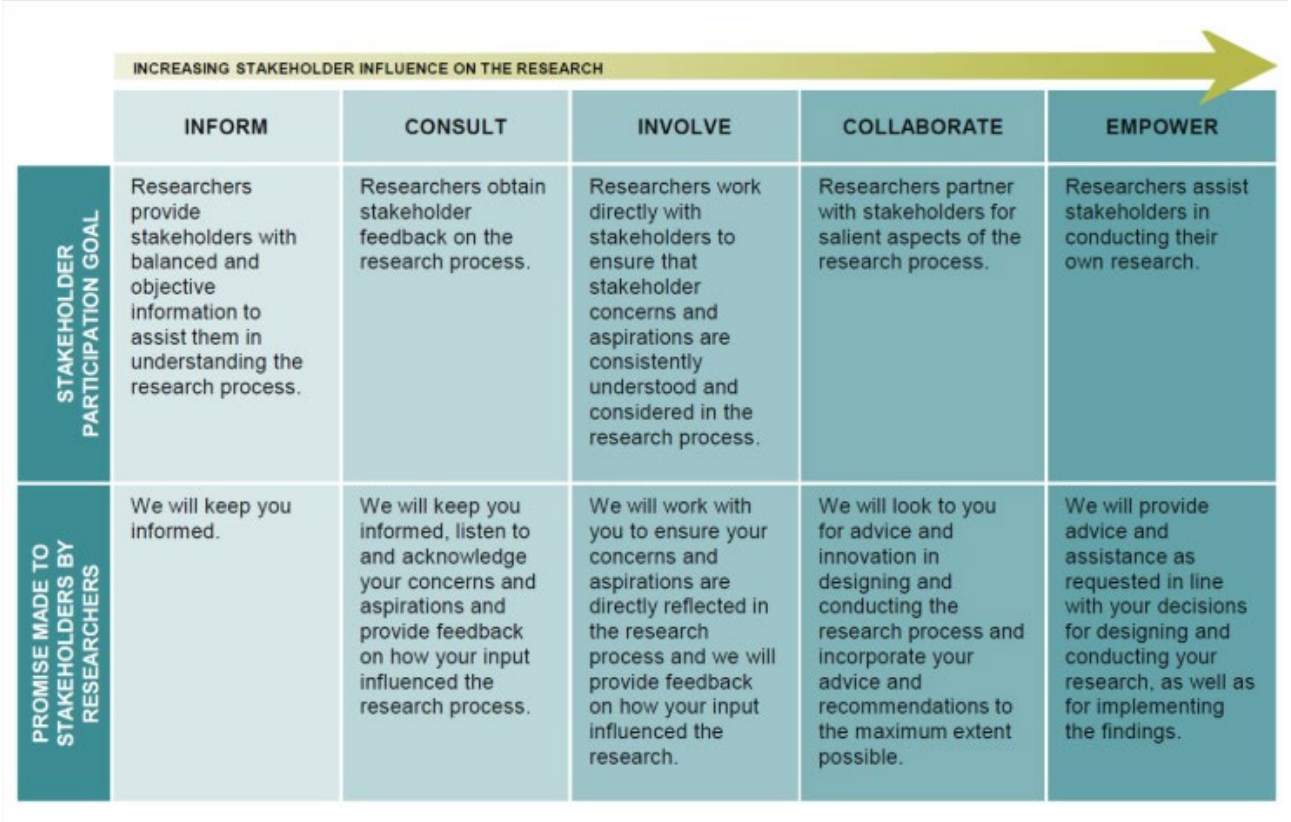
Figure 3: SIA aligned with EIA

4.3 TYPES OF ENGAGEMENT

Engagement described in this plan will by consistent with the types of engagement described, and internationally accepted, in the International Association of Public Participation's Engagement Spectrum.

[2] Social+Impact+Assessment+Guideline+July+2025.pdf

Figure 9 IAPS 2 Engagement Spectrum



4.4 COMMUNITY ENGAGEMENT RISK FACTORS

The Stakeholder Engagement Plan has been constructed with a view to managing community risk factors.

The main community engagement risk factors identified for this project are:

1) Confusion with previous withdrawn proposal and community conflict legacy issues. The community needs timely and accurate information about the project. Lack of trust may lead to:

    - Misunderstanding of the proposal
    - Disrespectful, malicious, inflammatory, or intolerant, language and conversations.
    - Spread of misinformation (rumours)

2) Failure to build respectful relationships with stakeholders
   This may lead to the breakdown of community engagement. Analysing stakeholder groups and developing appropriate strategies for engagement is critical to relationship building.

3) Misinformed public criticism
   To minimise unfair public criticism, the Newcastle Sands Bobs Farm Quarry will be clear and timely in its communications, provide an avenue for the community to convey their concerns, and where possible, engage with the community to resolve issues or come to an agreeable compromise. Criticisms and complaints will be documented in a Grievance Log.

4) Cumulative risks
   Association with recent objections to other developments or activism against quarries and land clearing. Communications about this project needs to provide clear messages on the scope, parameters and details of the planned project to avoid confusion and minimise linking other community activism automatically to this project.

4.5 APPROACH

The engagement strategy is focused on communicating accurate information, facilitating positive relationships and effectively managing community concerns or issues.

The key elements of the strategy are:

1) ACCESSIBLE INFORMATION: preparation of accurate and easy-to-access information across a range of media, including monitoring results.
2) TWO-WAY COMMUNICATION: targeted distribution of information and receipt of feedback to ensure an informed community and discussion.
3) VALUED RELATIONSHIPS: opportunities for stakeholders to meet the Bobs Farm Quarry team, discuss issues, and work in partnership or be supported.
4) EFFECTIVE MONITORING AND RESPONSE: timely and measured monitoring and response to community concerns and issues.

Issues or complaints raised in relation to a project component that is non-negotiable (refer Table 2) are managed via provision of information, explanation of the decision-making process and investigation of root causes and whether modification or monitoring is required.

Where the community provides feedback on a negotiable element of the Bobs Farm Quarry project then this is considered in the project design and implementation, subject to feasibility, with a follow-up mechanism ensuring those involved are informed of the subsequent action taken.

Figure 10 Negotiables and Non-Negotiables (opportunities for community input)[3]

NEGOTIABLE/NOT YET DECIDED	NON-NEGOTIABLE / CONFIRMED
Ecological offsets (partnering opportunities) Project Design. SEARS Considerations.	Legislative requirements. Site boundary. Hours of operation? Throughput?

[3] To be finalised

5. STAKEHOLDER ANALYSIS

5.1 DESCRIPTION OF COMMUNITY AND STAKEHOLDERS

This engagement plan considers and responds to multiple communities emerging from:

- GEOGRAPHIC AREAS OF INLUENCE: e.g., immediate neighbours, First Nations, local residents, school, and local businesses and suppliers.
- COMMUNITIES OF INTEREST/STAKEHOLDERS, i.e., those that live within or beyond the local community but who are impacted or have an interest in the project: e.g. NGO/activist communities, the regional business community, industry, or workers or commuters within the area.

5.1.1 Definition of Community: Geographic Areas of Influence

Landowners and Near Neighbours
Includes residents bordering the site and the Bobs Farm School.

Local Community
For the purposes of this Stakeholder Engagement Plan, the local community is described as Bobs Farm SAL 10428 (according to the ABS).

Broader Community
The broader community for this project is the LGA of Port Stephens.

First Nations engagement will occur through the RAPS associated with the Williamtown Quarry. Advice will also be taken from the EIS Cultural Heritage Study.

The local community is expected to be interested in general environmental issues (water quality, air quality, flora and fauna) as well as localised concerns regarding traffic, noise, odour, and public health. The community is likely to want a role in monitoring the project, and associated issues relating to employment and socio-economic impacts. This Plan seeks to achieve inclusion and empowerment in decision making that influences impacts on local people.

Regional Community
The regional community is the area that covers that part of NSW (and beyond) to which the Quarry supplies product. In particular the construction industry locally and in Sydney and beyond have an interest in the guaranteed supply of product from the Newcastle Sand Bobs Farm Quarry.

5.1.2 Other Stakeholder Groups

In addition to those defined by geographic area of influences, a range of stakeholders have been identified according to their interest in, and influence over, Newcastle Sand Bobs Farm Quarry.

External stakeholders are associated with a range of government, non-government, industry, commercial and special interest groups, and include approval bodies, environmental NGOs and the local business community. Many of these stakeholders will be covered in the engagement by ADW Johnson for the EIS and by Newcastle Sand in its ongoing community engagement strategies. There may be some overlap with the Williamtown Quarry CCC. External Stakeholders are mentioned here for completeness and some of these other engagements will feed data into the SIA and vice versa.

Internal stakeholders include the Newcastle Sand Williamtown Quarry workforce (employees and contractors), senior management and expert consultants.

Stakeholder groups are:

- Bobs Farm Public School
- Community forums and residents' groups
- Local environmental NGOs, groups and projects
- Other organisations and special interest groups
- Affected landowners
- Commercial and industrial operations in the LGA
- Regional industry groups
- Business chambers
- Local government - Councillors and staff
- State government agencies and MP's
- Commonwealth government agencies and Federal MP's
- Emergency services
- Internal stakeholders
- Local media

Figure 11 Stakeholders

Landowners / Near Neighbours / School	**First Nations / Land Councils**	**State Gov't Agencies (EIS Engagement)**
Bobs Farm Public School	RAP Groups / Local Land Council	Department of Environment & Climate Change
Near neighbours (boundary residents) as identified by ADW Johnson.		Department of Planning, Housing and Infrastructure
		Department of Water and Energy (DWE)
		Roads and Traffic Authority
Major new developments	**Commercial / Industrial Stakeholders**	
Unknown at this stage	Local Business Chambers	Department of Education (Possible SEARs Requirement)
Supply to Newcastle Airport / Defence Precinct?	Neighbouring industrial uses?	Department of State and Regional Development
Local Facilities: Schools, etc.		Premiers Department
Bobs Farm Public School	Industrial / commercial suppliers	Department of Health
		Department of Local Government
		Department of Lands
	Local Environmental and Community Groups	
	EcoNetwork Port Stephens Port Stephens Koalas Trees in Newcastle Business Port Stephens Williamtown & Surrounds Residents Action Group Inc.	**State Parliament**
Emergency Services (EIS Engagement)	Tomaree Ratepayers and Residents Association Inc.[4]	Kate Washington, MP
Ambulance NSW	Land Care	
Police NSW	Soldiers Point Community Group Mambo-Wanda Wetlands Conservation Group Tilligerry Community Association[5]	
NSW Fire Services		**Local Government (EIS and Newcastle Sand)**
		Port Stephens Officers (Strategic Planners for SIA)
Peer Industry Groups	**Internal Stakeholders**	Port Stephens Mayor and Councilors Port Stephens Greens[6]
	Employees	Cr Giacomo Arnott / Mayor?

[4] Previous TRRA objection to the Bob's Farm proposal
[5] See Appendix 2
[6] Port Stephens Greens: https://www.facebook.com/PtStephGreens/

	Contractors	**Commonwealth Agencies (EIS)**
Agriculture / Farming		
Relevant uses nearby? Awaiting land use review.		**Federal Parliament** **Meryl Swanson MP (Member for Paterson)**
Media / Socials	**Radio**	**Television**
The Herald	Local Radio	
Community Social Media pages		

Figure 12 Stakeholder Group Evaluation and Strategy

	ISSUES	PRIORITY	STRATEGY	TOOLS	INITIAL TIMING	KEY Points
FIRST NATIONS	Environmental & heritage impacts Political impacts Future land use	**High**	Inform Engage Respond	Site Meeting Newsletter Survey	**Immediate** Consult on Project design	Work through the existing Williamtown RAPS Lennie Anderson: "meetings must be in person and on site."
NEAR NEIGHBOURS Residents surrounding the quarry site and Bobs Farm Public School	Environmental impacts Operational interactions Future land use	**High**	Inform Engage Respond	Meetings – one on one Newsletter Survey **Fact Sheets or Info pack**	**Immediate** Issues Scoping (SIA) Consult on Project design (EIS and Newcastle Sand)	Information required on Project Design Information required from EIS on impacts, mitigations and monitoring. Targeted info pack and "heads up" on EIS commencing in the first instance. Communication loop for life of study (and project) established.
RESIDENTS Local geographic area of influence (Bobs Farm)	Environmental impacts: • Public health • Traffic • Amenity • Reuse of site • Local employment	**High**	Inform Engage Respond Support Maintain	Survey Newsletter Fact Sheets Focus Group Poster/Promo linked to survey	**Immediately after preferred project design decided**	Sample interviews in the SIA scoping stage with some local businesses and residents – include informal intercept interviews. Invite to focus group at school (depending on initial contact with School) QR code available on posters in local community meeting places (for survey) More detailed engagement once project design is finalised. Engagement program should enable community to discuss issues and monitor progress/impacts. Coordinate timing with EIS requirements
Local Business / Industry	Ongoing business Traffic impacts Local employment	**Moderate**	Inform Engage Respond	Survey Fact Sheets	**Immediately after preferred project design decided**	Explain potential operations. Scope employment and contracting opportunities

NGOs/ COMMUNITY GROUPS Resident and Community Forums Environmental Groups Wildlife Groups Heritage	Environmental Impacts Biodiversity Koalas Public health Traffic Amenity Employment Reuse of site Integrity of Engagement	**Moderate**	Inform Engage Respond Support Maintain	Amenity alerts Website Newsletter Survey Fact Sheets	Immediately after initial announcement	Coordinate timing with EIS requirements. Low key approach – SIA to respond one-on-one if required
GOVERNMENT State / Commonwealth agencies	Various	**High**	Inform, Engage apply report	High level briefing Formal letter Approval application Field visits Newsletter	Immediate and ongoing	Within the EIS scope
GOVERNMENT Local	Economy Traffic Future land use Engagement Climate Change	**Moderate**	Inform Engage Report	High level briefings Info packs Newsletter Fact Sheets	Timing to meet EIS requirements	SIA Scoping Conversation (in progress) Otherwise, part of the EIS scope.

LOCAL COMMUNITY FACILITITIES **Local community / social** infrastructure (sporting clubs etc.)	Student health Road safety Amenity Attracting employees Volunteerism from quarry staff – contribution to community	**Low**	Inform Engage Respond Support	Info pack Website Newsletter Fact Sheets Project Materials	Immediately after Project design selected	Informal interviews Include in survey. Possible coordination across SIA and EIS – SIA to gather inputs for EIS through interviews or focus groups (e.g. the P&C)
AGRICULTURE AND FARMING	Water quality Environmental impacts Amenity Post-quarry land use	**Low**	Inform Engage Respond Report	Newsletter Fact Sheets	Immediately after Project design selection	ADW Johnson to advise
EMERGENCY SERVICES Fire/SES Police Ambulance	Risk management, Emergency response Security Site access Protest	**Moderate**	Inform Engage Involve Report	Meetings Site visit	At EIS study stage	Part of EIS scope – Emergency Response Plan
LOCAL AND STATE MPs	Publicity opportunities Engagement process Traffic Amenity Environment Gov't reputation	**Moderate**	Inform Engage Involve Report	Meetings Site visit Newsletters Fact Sheets Website	Prior to Project design finalisation	Newcastle Sand and ADW Johnson
PEER INDUSTRY GROUPS	Best practice Professional opportunities	**Low**	Inform Engage	Meetings Site visit Website Newsletter	After approvals and decision to proceed	Newcastle Sand
MEDIA Company social media	Telling stories Local angle on global product	**Moderate**	Media plan Inform	Media plan	Announcements	As per Newcastle Sand media release and media strategy. Promote Key Messages
INTERNAL STAKEHOLDERS Employees Contractors	Project success Reputation Work culture & environment. OH&S	**High**	Inform Engage Involve Support	Meetings Training Newsletter	Immediate	Newcastle Sand to ensure employees are across key messages.

6. ENGAGEMENT METHODS

The range of engagement methods deployed for the Newcastle Sand Bobs Farm Quarry Project include (to be negotiated):

- *Information tools:* website, newsletters, fact sheets, slides/PowerPoint (for meetings)
- *Face-to-face two-way communication:* community meetings/focus groups, stakeholder briefings, site visits, community survey, one on one interviews
- *Enquiry and Response mechanisms:* Complaint register, e-mail and telephone responses, enquiry protocol, front desk protocol
- *Partnership opportunities:* potential Community Sponsorships
- *Internal resources:* presentation slides, Q/As, front desk media training, key messages.

7. SIA ENGAGEMENT SCHEDULE

7.1 OVERALL SCHEDULE

Table 5 sets out a broad outline of the engagement schedule, incorporating community, government, business and media stakeholders.

Table 6 SIA Engagement Schedule

ENGAGEMENT SCHEDULE		
Phase 1 (Current) Constraints and Opportunities Stage	**PREPARE**	**SIA Scoping** ○ Implemented early ○ Sample interviews for scoping (Council, CCC, Quarry Management) ○ Engagement tools prepared and finalised ready for Phase 2, in cooperation with ADW Johnson.
Trigger point **(1 day)**	**INTRODUCE EIS – Newcastle Sand announcement**	**FIRST DRAFT – Preferred Project Design and Probable Operational Details (SOFT LAUNCH NO MEDIA)** ○ Timing dependent on multiple variables ○ Implemented via small, focused meetings with identified stakeholder groups (e.g. school). ○ Newsletter Update ○ Fact Sheet about preferred Project design ○ Triggers Phase 2 larger-scale community engagement (see Phase 2 below) ○ Aligns with **SEARS** request to be submitted

Phase 2 (3-6 months)	**ENGAGE**	**WIDER STAKEHOLDER ENGAGEMENT** ○ All stakeholders engaged according to the Stakeholder Priority ○ Newsletter distributed / Fact Sheets available ○ Website "project" page promoted (contains Fact Sheets, Survey link)– to be negotiated. ○ Key Insights Community perception/issues/aspirations survey developed and promoted on-line and through meetings. Consider an incentive prize to broaden response. ○ Focus groups with local business, follow-up P&C if required, sample of interested parties if they emerge during scoping; e.g. Williamstown CCC, Tomaree Ratepayers etc. ○ Attend EIS engagement and document where appropriate ○ Receive summary from Cultural Heritage Study.
Trigger point EIS on exhibition	**INFORM**	**Advertise and invite submissions (ADW Johnson and Newcastle Sand)** ○ Local media briefing ○ Triggers operational phase engagement strategy to build, maintain and respond ○ Respond to submissions if required
Phase 3 (1-10 years) Quarry Process Transport	**BUILD** **MAINTAIN** **RESPOND**	**OPERATIONAL PHASE** ○ Outside of SIA scope
Phase 4 Demobilise Evaluate Validate	**DELIVER**	**PROJECT CLOSURE (Outside of SIA scope, but may be a current issue for stakeholders)** ○ Quarry Closure Plan to be determined ○ Media closure strategy to be determined. ○ Engagement closed and evaluated.

7.2 Approval Schedule

The Bobs Farm Quarry Project is a State Significant Project. Key steps in this development application process are as follows: (to be checked)

1. Project Design
2. Seek Secretaries Environmental Assessment Requirements (Dec 2025)
3. Preparation of EIS and supporting Studies
4. Exhibition of EIS
5. Response to Submissions
6. Government Assessment of Application
7. Determination of Development Application

8. Post Approval Documentation and Licensing
9. Project Commencement

Part Three: Social Impact Assessment Methodology

1. Social Impact Assessment Content

🪨 **Social Impact Assessment – Bobs Farm Sand Quarry Project, Port Stephens LGA**

Table of Contents

1. Executive Summary
- Project overview and location
- Key social impacts and benefits
- Summary of community engagement
- Principal mitigation and enhancement measures
- Residual impacts and commitments

2. Introduction
- Purpose and scope of the SIA
- Project description: scale, operations, and life cycle
- Strategic context: Port Stephens LGA and regional planning
- Legislative and policy framework
- Structure of the report

3. Methodology
- SIA principles and ethical approach
- Assessment level justification
- Data sources and stakeholder inputs
- Limitations and assumptions

4. Scoping Phase
- Identification of potential social impacts
- Refinement of project design in response to scoping
- Definition of the social locality (e.g. Medowie, Salt Ash, Williamtown)
- Preliminary engagement outcomes
- Summary of scoping findings

5. Social Baseline Study
- Demographic profile of the social locality
- Aboriginal cultural heritage and community presence
- Land use, zoning, and community infrastructure
- Vulnerable groups and social equity considerations
- Community values and identity (e.g. rural lifestyle, environmental stewardship)

6. Assessment of Social Impacts
- Predicted impacts across key domains:
  - 🧍‍♀️ Way of life (e.g. rural character, traffic, dust)
  - 👥 Community (e.g. cohesion, trust, perceptions)
  - 🚧 Access to services and infrastructure
  - 🪶 Culture (Aboriginal and non-Aboriginal heritage)
  - 🩺 Health and wellbeing (e.g. noise, air quality, stress)
  - 🌳 Surroundings (e.g. landscape, biodiversity, visual amenity)
  - 💼 Livelihoods (e.g. employment, tourism, agriculture)
  - 🗳️ Decision-making systems (e.g. transparency, procedural fairness)

- Distribution and significance of impacts
- Cumulative impacts (e.g. proximity to other extractive industries)
- Sensitivity analysis

7. Community and Stakeholder Engagement

- Engagement strategy and objectives
- Stakeholder mapping (e.g. Worimi community, residents, council, schools)
- Summary of engagement activities
- Key themes and community concerns
- Influence of engagement on project design

8. Responses to Social Impacts

- Mitigation measures (Reference EIS: buffer zones, traffic controls, dust suppression)
- Enhancement strategies (e.g. local employment, community benefits)
- Residual impact evaluation with EIS and other disciplines
- Performance criteria and monitoring indicators

9. Social Impact Management

- Post-approval commitments
- Monitoring and adaptive management framework
- Feedback and grievance mechanisms
- Community reporting and transparency

10. Social Impact Management Plan (SIMP) [if required]

- SIMP framework and objectives
- Implementation strategy
- Monitoring, auditing, and reporting protocols
- Roles, responsibilities, and resources

11. Conclusion

- Summary of key findings
- Final evaluation of significance
- Recommendations for approval and conditions

12. Glossary

13. Appendices

2. Social Impact Methods

Key Insights will:

1. Lead the Community / Stakeholder Engagement Strategy (refer to Stakeholder Engagement Plan above). This will include:
    - Focus groups
    - Interviews
    - Community Perception Survey
    - Community Meetings / Information Sessions
    - Ensuring accurate community information through Fact Sheets and Newsletter
    - Be available for individual community inputs on social impact concerns or aspirations. Availability promoted through Newsletter.
2. Include description of the Proposal and any amendments made because of community engagement.
3. Undertake an assessment of the potential impact on the community including the following:
    - Social impact with respect to potential noise, air quality, visibility impacts, truck movements (reference EIS studies and data where supplied).
    - Change in impacts from previous proposal, especially in relation to the school.

- Employment impacts associated with the transfer of jobs from the Williamstown Quarry.
- Social impact associated with the proposed preferred final land use.
- Social benefits to the local community, region and State from economic stimulus provided by the Proposal (an assessment of economic impacts will be undertaken separately).
- Response to any issues raised in the SEARS.

4. **Prepare a draft Social Impact Management Plan** that includes appropriate safeguards, mitigation measures and/or offsets to alleviate impact and/or to meet requirements for community contributions during the life of the Proposal.
5. Undertake a cumulative social impact assessment with respect to surrounding existing and proposed land uses, particularly other extractive industries.
6. Identify the need for ongoing community engagement and appropriate consultation strategies, if required, for inclusion in the Social Impact Management Plan.
7. Provide the complete Social Impact Assessment report.

The SIA methodology will meet the requirements of the *NSW SIA Guideline (2025)*: Framework for assessing social impacts in mining and extractive industries.

Ω

Appendix One – Preliminary Scoping Interviews

The following interviews took place to shape this SEP. Port Stephens Council is still preparing its response which will be included when available.

Figure 13 Scoping Interviews October 2025

Name	Role	Contact Details	Connection to Newcastle Sand	Prelim Comments
Lennie Anderson	Worimi Elder	Lennie.anderson011@bigpond.com	Worimi elder who has current dealings with of many years on current sand mine and other sites. Recognised local cultural heritage expert.	• Get the 4 RAPS on site to hear about the project – have Darren or Elliott there to explain details.
John Turner	CCC independent Chairperson – Williamtown Quarry	Harcourt2204@hotmail.com	Local Tomaree Resident and previous State Member	• One on one is best. • Previous CCC member – will get ack to you. • No real issues or groups to recommend. Thinks people will be worried beforehand, but OK after operations commence.
Sam Harvey	Port Stephens Council Property Manager	Samuel.harvey@portstephens.nsw.gov.au Referred to **Strategic Planning Team: Liz Lamb** Elizabeth.Lamb@portstephens.nsw.gov.au	Sam is CCC representative, Williamtown and manages Council's commercial relationship with Newcastle Sand. Liz is Strategic Planning Coordinator.	• Response supplied by Council 13/10/25
Wayne Sampson	Williamtown Resident		Local Resident from across the road at Cabbage Tree sand mine and member of the CCC	• EDM Comment – leave until SEP implementation
Lisa Andrews	CCC Independent Chairperson – Salt Ash Sand Project	lisaandrews.ic@gmail.com	No connection	• In progress

Appendix Two – Objections to the Previous Proposal for Bobs Farm Quarry

The following Stakeholder Analysis has been provided by ADW Johnson. Note:

> *"The current proposal eliminates two key concerns with the last application being the proposed dredging below the water table and trucks using Marsh Road. If acoustic fencing that formed part of the previous application will be included in this proposal, then acoustic impacts are also mitigated."* (Rob Drew Oct 25)

Figure 14 Stakeholders and Links to Previous Submissions

Group	Concern	Info
Say No to Sand Mining in Bobs Farm Community Action Group[7]	General	Submission here Link to 2018 article here. Group specifically raised community consultation in submission. [QUOTE] "*The way the meetings were conducted were more about information delivery rather than consultation. Although there was allocated time for questions the forum was not open to discussing concerns, potential solutions or feedback to the community concerns."*
Soldiers Point Community Group	Ecology	Progressive rehab including koala trees. As described by Darren, by the time the project is finalised Stage 1 rehab would have had 4 years' of regeneration time.
Mambo-Wanda Wetlands Conservation Group		
Tilligerry Community Association		
Cr Giacomo Arnott	Various	Recently re-elected. Would field enquiries from the community and may appreciate a briefing now.
The Greens	Various	Submission here
Kate Washington MP	Various	Submission here
EcoNetwork	Various	Submission here
Tomaree Ratepayers and Residents Association Inc.	Various	Submission here

[7] The Williamtown CCC Chair thought that this group was no longer active. They have no Facebook posts since 2021. They were recommended as a contact by Port Stephens Council.

APPENDIX B

Scoping Summary Table

ADW JOHNSON

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Detailed	Access – Access to property	Yes	Detailed	• Guide to Traffic Generating Development (RMS) • Road Design Guide (RMS) & relevant Austroads Standards	6.8
	Access – Traffic and parking	Yes	Detailed		
Detailed	Air – atmospheric emissions	No	Standard	• Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DPHI) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) • Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA) • Generic Guidance and Optimum Model settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for Modelling and Assessment of Air Pollutants in NSW Australia' • National Greenhouse Accounts Factors (Commonwealth)	6.5
Detailed	Air – Gases	No	Standard		6.5
Detailed	Amenity – Noise	n/a	Standard	• Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DPHI) • NSW Noise Policy for Industry (EPA) • Interim Construction Noise Guideline (EPA) • NSW Road Noise Policy (EPA) • Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC) • Tenacity principles	6.4

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Standard	Amenity – Vibration		Standard		6.4
Detailed	Amenity – Visual	n/a	Standard		6.9
Detailed	Biodiversity – Conservation areas	N	Standard	• Biodiversity Assessment Method (OEH) • Fisheries NSW Policies and Guidelines • Guidelines for developments adjoining Department of Environment, Climate Change and Water (DECCW 2010) • Guidelines for Threatened Species Assessment (DP&E) • Guidance to assist a decision-maker to determine a serious and irreversible impact (OEH) • NSW State Groundwater Dependent Ecosystem Policy (NOW) • Revocation, recategorization and road adjustment policy (OEH 2012) • Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW) • State Environmental Planning Policy (Koala Habitat Protection) 2021	6.1
Detailed	Biodiversity – Terrestrial flora and fauna	N	Standard		6.1
Detailed	Economic – Natural resource use	N	Standard	• Social Impact Assessment Guidelines for State Significant Projects	6.12
Detailed	Economic – Opportunity Cost	N	Standard		6.12
Detailed	Hazard and Risks – Bushfire		Standard	• Planning for Bushfire Fire Protection 2006 (RFS)	6.13

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Standard	Hazard and Risks – Coastal Hazard Assessment		Standard	• NSW State Groundwater Policy Framework Document (NOW) • NSW State Groundwater Quality Protection Policy (NOW) • NSW State Groundwater Quantity Management Policy (NOW) • NSW Aquifer Interference Policy 2012 (NOW) • Office of Water Guidelines for Controlled Activities (2012) • Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW) • Australian Groundwater Modelling Guidelines 2012 (Commonwealth) • National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) • NSW Government Water Quality and River Flow Objectives (EPA) • Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA) • National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ARMCANZ/ANZECC) • National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ARMCANZ/ANZECC) • National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC) • NSW Water Conservation Strategy (2000) • State Water Management Outcomes Plan • NSW State Rivers and Estuary Policy (1993) • Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA) • Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA) • Managing Urban Stormwater: Treatment Techniques (EPA) • Managing Urban Stormwater: Source Control (EPA) • Technical Guidelines: Bunding and Spill Management (EPA) • Environmental Guidelines: Use of Effluent by Irrigation (EPA) • A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH) • NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	6.15
Standard	Hazard and Risks – Geotechnical		Standard		6.14
Detailed	Hazard and Risks – Groundwater Management		Standard		6.7

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Detailed	Heritage – Aboriginal		Detailed	• The Burra Charter (The Australia ICOMOS charter for places of cultural significance) • Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW) • Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH) • Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH) • NSW Heritage Manual (OEH) • Statement of Heritage Impact (OEH)	6.2
Detailed	Heritage – Historic		Standard		6.3
Detailed	Social – Community		Specific	• Social Impact Assessment Guidelines for State Significant Projects	5

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Detailed	Water – Hydrology		Specific	• NSW State Groundwater Policy Framework Document (NOW) • NSW State Groundwater Quality Protection Policy (NOW) • NSW State Groundwater Quantity Management Policy (NOW) • NSW Aquifer Interference Policy 2012 (NOW) • Office of Water Guidelines for Controlled Activities (2012) • Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW) • Australian Groundwater Modelling Guidelines 2012 (Commonwealth) • National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) • NSW Government Water Quality and River Flow Objectives (EPA) • Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA) • National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ARMCANZ/ANZECC) • National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ARMCANZ/ANZECC) • National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC) • NSW Water Conservation Strategy (2000) • State Water Management Outcomes Plan • NSW State Rivers and Estuary Policy (1993) • Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA) • Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA) • Managing Urban Stormwater: Treatment Techniques (EPA) • Managing Urban Stormwater: Source Control (EPA) • Technical Guidelines: Bunding and Spill Management (EPA) • Environmental Guidelines: Use of Effluent by Irrigation (EPA) • A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH) • NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	6.7
Detailed	Water – Water quality		Specific		6.7
Detailed	Land – rehabilitation		General	• NSW Resources Rehabilitation guidelines	6.15

Level of Assessment	Matter	Cumulative Impact Assessment	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Standard	Waste Management	N	General	• Waste Classification Guidelines (EPA) • NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)	6.10

Hunter
7/335 Hillsborough Road
Warners Bay NSW 2282
(02) 4978 5100

Central Coast
5 Pioneer Avenue
Tuggerah NSW 2259
(02) 4305 4300

Sydney
Suite 11.02, Level 11
309 George Street
Sydney NSW 2000
(02) 8787 4499

www.adwjohnson.com.au