



Social Impact Assessment

State Significant Development

SSD-70557215

Hillview Hard Rock Quarry Project

67 Maytoms Lane, Booral NSW

Coastwide Materials Pty Limited

December 2024



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19 December 2024



Executive Summary

ES1: Introductory material

- This report presents a Social Impact Assessment (SIA) as part of the Environmental Impact Statement (EIS) for the construction and operation of Hillview Hard Rock Quarry, proposed to be located at 67 Maytoms Lane, Booral NSW.
- The consolidated Project site is nominally located at 67 Maytoms Lane, Booral NSW, located within the Mid-Coast Council (MCC) Local Government Area (LGA). It comprises land with title references Lot 1 DP 159902, Lots 2, 3 and 4 DP 1166923, Lot 60 DP 1094397, Lot 62 and 63 DP 95029, and Lot 64 DP 95030. The Applicant is Coastwide Materials Pty Ltd (generally referred to in the SIA as ‘the Applicant’). An overview of the project elements as described in the Secretary’s Environmental Assessment Requirements (SEARs) is as follows:
 - establishing a quarry to extract and process up to 1.5 million tonnes of hard rock per annum for up to 30 years;
 - constructing an access road and new intersection at Maytoms Lane and The Bucketts Way;
 - constructing associated site infrastructure and amenities;
 - transporting material off-site via public roads; and
 - progressively rehabilitating the site.
- The Project has been designated as State Significant Development (SSD-70557215) by the NSW Department of Planning, Housing and Infrastructure (DPHI). The current Secretary’s Environmental Assessment Requirements (SEARs) for the Project were issued on 3 June 2024. The SEARs require that the EIS address various project issues including providing, ‘a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the *Social Impact Assessment Guideline for State Significant Projects*’ (issued February 2023)¹. The SIA has been prepared based on the SEARs, the guideline and also with reference to the companion *Technical Supplement* to the guideline (February 2023).

ES2: Stakeholder engagement

- Stakeholder engagement for the Project was undertaken with particular reference to Appendix A – ‘Community engagement’ of the DPHI SIAG, and the DPHI *Undertaking Engagement Guidelines* (November 2021), as these apply to the context of the Project.
- Stakeholder engagement included the following elements:
 - Initial contact with statutory agencies etc. (SIA Section 4.7). Substantive responses that were received from agencies were assessed for their relevance to the Project SIA and also forwarded to project management for provision to the relevant technical consultants.

¹ The guideline and technical supplement are collectively referred to in this report as ‘SIAG’ (Social Impact Assessment Guideline).



- o Engagement with adjoining landowners/ occupants (SIA Section 4.3):
Adjoining landowners were approached in advance of contact with other stakeholders. This process was conducted via a land title search to identify owners. These were then notified by surface mail to the identified mailing addresses.
- o Engagement with other land occupants – Booral area (SIA Section 4.4). A scoping process was undertaken based on site location and surrounds and the potential range at which effects might occur. To ensure a conservative assessment of the communities (i.e. a larger area than might be practically affected), the following elements of the local community were notified during this stage:
 - Identified properties within a five (5) kilometre radius of the site;
 - All identifiable properties on The Bucketts Way south of Maytoms Lane, extending to the intersection of The Bucketts Way and the Pacific Highway.
- o Notification was conducted by direct mail (letterbox drop) on 26 April 2023.
- o In addition to delivery to private and commercial premises, certain business operators in Booral village agreed to assist the notification process by posting the material publicly in their place of business and at the Stroud Post Office.
- o As a rural area with a relatively small and dispersed population, the 5-kilometre notification area is complex, in terms of the pattern of dispersal of properties. There was some difficulty experienced in identifying some properties, given this dispersal, and in some cases, poorly identified properties and/or mailboxes, or the absence of mailboxes. In instances where properties were not notified, subsequent attempts were made to approach and discuss the matter with the relevant landowners or occupants, once identified.
- o The notification material advised recipients of two ‘drop-in’ information sessions, which were subsequently held at the site (67 Maytoms Lane), as follows:
 - Saturday 6 May 2023, 9.00am to 11.00am.
 - Thursday 11 May 2023, 4.00pm to 6.00pm.
- o Attendance at these sessions is summarised in Table ES1 (refer to SIA Section 4.9).

Table ES1: Attendance at drop-in sessions, May 2023

Session	Individuals	Households
Saturday 6 May	27	18
Thursday 11 May	25	19

- o From the perspective of preparing the SIA and EIS, the most critical outcome of the early-stage engagement activities conducted was to receive information from stakeholders regarding the matters of most concern to



them regarding the project. Consistent with DPHI engagement guidance, these views were then used to inform the development of the SIA and the EIS more generally.

- o A summary of the key matters raised by stakeholders during this engagement is presented in Table ES2.

Table ES2: Summary of most common matters raised during engagement

Impacts on The Bucketts Way, including; quarry traffic volumes, existing disrepair of the road and potential further damage, road safety, function of the proposed intersection of Maytoms Lane and The Bucketts Way, and effects on the intersection of The Bucketts Way and the Pacific Highway at Twelve Mile Creek.
Health and amenity impacts of quarry operations, including air quality (e.g., dust, diesel emissions), noise and vibration, blasting impacts and potential effects on water resources.
Potential cumulative impacts of the proposed quarry in the context of other operating or approved quarries in the surrounding areas.
Distribution of benefit, with the general view being that the quarry would result in no benefit for the local community.
Potential effects on specific landholders in near proximity to the site.
Effects of vegetation clearing for the quarry area and Maytoms Lane, potential loss of trees and effect on native animal habitats.
Dissatisfaction with the consultation/engagement approach and its extent.
Opposition to the Project on the above bases and on the general presumption that the Project is not consistent with immediate land uses in terms of impacts on amenity.
Recognition that regional development of infrastructure and housing to meet population growth, and upkeep of existing infrastructure, requires access to quarried material.
The Project may create local employment and commercial opportunities (e.g. suppliers and contractors).

- Subsequent engagement with local area stakeholders included:
 - o An update on the progress of the application, provided by email on 21 December 2023, including advice that a community information session was planned as lodgement of the EIS approached or was achieved. At that stage of the Project, this was advised as being likely to be by April 2024.
 - o An update on the project regarding the planned information session, provided by email on 26 March 2024². Other stakeholders were notified by direct mail (letterbox drop) on 26 March 2024, on the same basis as for the first letterbox drop (26 April 2023).
 - o Occasional engagement with engaged individual stakeholders was conducted generally by email correspondence. Correspondence received from stakeholders was mainly in relation to questions on the progress of the application. A smaller number of engagements involved

² This predated the application for new project SEARS, and also refers to lodgement in mid to late April 2024.



requests for information and/or discussion on specific aspects of the Project.

- The second stage of engagement was delayed until the EIS was at a stage of completion that allowed reliable information that was unlikely to materially change, to be provided to stakeholders. Timing was influenced by a number of factors, including the requirement for the Applicant to apply for and receive new SEARs. Advice was sought from DPHI (July 2024) with respect to timing and reporting of this stage of engagement. Based on this advice, it was determined that these sessions would be held to approximately coincide with lodgement, and that a supplementary report would be prepared for lodgement with DPHI (SIA Section 4.11.2).

ES3: Social locality and social baseline

Social locality

- The social locality was determined with reference to the potential for communities or populations to be impacted by the Project, and the assessed distribution of those impacts. As is to be expected for a project of this nature, certain effects are specific to the locality in which the site is situated. As is implied by the SSD designation of the Project, there are also implications for the broader population.
- The DPHI Hunter Regional Plan 2041 is the overarching strategic planning framework for the Hunter Region and provides some strategic context for the Project. The Plan also encompasses the MCC LGA in which the site is located. The Plan emphasises the need for management of a variety of resources that will support future regional growth. This includes the need to secure supply of construction materials to support the continuing demand for additional housing, and public and employment-supporting infrastructure. The proposed Project is clearly consistent with this objective.
- The Project SEARs, DPHI scoping tool and assessment against the DPHI SIAG example for a quarry development were also conducted. This was also an input to determining the most important potential impacts and their distribution. Desktop analysis of the surrounding area and observations from visits to the site and its surrounds were also taken into consideration.
- Based on the above considerations, the social locality is assessed as having several elements. In summary the five elements of the social locality have been determined as:
 - Booral (ABS Suburbs and Localities [SAL]).
 - 2425 Postal Area (POA).
 - Bulahdelah - Stroud SA2.
 - Mid-Coast Council LGA.
 - NSW.

Social baseline

- The POA, SA2 and LGA are characterised by older populations, whereas the local Booral SAL population is younger. On the basis of typical household and/or family



life stages, the household data can be interpreted as indicating that these younger households may continue to be resident in the area for extended periods.

- There are no demographic characteristics, such as apparent cultural divergences, that indicate increased vulnerability to effects of the Project for any part of the community. As is noted with respect to scoping of the SIA, with the exception of quarry-related traffic, which is a more generalised issue, proximity is the most apparent determinant of vulnerability to a range of project effects.
- The local population compares favourably on income and other SES measures, as summarised by the SEIFA indexes reported in the community profiles. The broader LGA has lower indicators for these characteristics, but this is related to an older population, with lower workforce participation.
- Although decisions on employment depend on individual circumstances, the workforce structure of the area may promote employment of local workers by the Applicant. This particularly relates to trades and technical workers, and machinery/plant operators and drivers, and people employed in road freight transport, for which there are higher proportions within the surrounding (POA and SA2) areas than for the larger compared populations.

ES4: Impact prediction and assessment; enhancement and mitigation

- As noted in ES3, a preliminary assessment of potential Project impacts and their distribution was an input into determining the various elements of the Project social locality, as was consideration of the Project in the context of the SIAG 'quarry example'. These assessments coincided with a number of the apprehended impacts identified by stakeholders during engagement.
- The following impacts were identified and discussed in detail in Section 5:
 - Traffic, transport and parking.
 - Air quality.
 - Noise.
 - Blasting.
 - Water resources (particularly surface water, and also groundwater).
 - Biodiversity.
 - Heritage.
 - Visual.
 - Socioeconomic.
 - Cumulative impacts.
- Impact enhancement, mitigation and assessment of residual impacts are presented in Section 6 of the SIA.
- These are based on specific, detailed recommendations included in the relevant technical reports included within the EIS.
- A monitoring and management framework for impacts is discussed in Section 7 of the SIA.



ES5: Conclusions and recommendations

Conclusions

- The proposed development and operation of Hillview Quarry is likely to have different effects on the populations of the various social localities assessed in the SIA. Regional-level strategic documents indicate the need for ongoing supply of quarried materials to support the construction of the infrastructure and housing needed to support population growth. As a result, at the broader community levels, the project is likely to have positive impacts, although these may not be material in scale.
- Communities nearer to the quarry site would be more exposed to its operational effects and may experience these as material impacts. The expectation that this would occur was expressed by most of those members of the community who participated in engagement on the Project. The majority of participants expressed opposition to the Project, although there were also some parties who were expressly unconcerned, or interested in potential positive engagements with the Project. The level of response to invitations to engage regarding the Project was low as a proportion of the local population, however no positive or negative inferences can be made in relation to the majority of the population that did not engage.
- There are a number of impacts of concern to stakeholders relating to proposed operations. Overall, the likelihood of traffic and transport impacts of quarry-related truck movements on The Bucketts Way was the most commonly identified concern. The TPIA for the Project addresses current and likely impacts. These impacts can be mitigated to some extent by management actions, such as limitations on time permitted for truck movements. The Project would also be subject of heavy vehicle road use contributions that can be applied to managing effects on The Bucketts Way in particular.
- With respect to other effects, technical assessments of these also include recommendations for the avoidance, minimisation and mitigation of impacts. In most instances, these impacts can be managed to accepted industry standards.
- There have been expressions of dissatisfaction with regard to community engagement on the Project. Despite efforts to address concerns, it is inevitable that some parties will continue to contest the adequacy of engagement, noting that part of this dissatisfaction has been expressed as concerns with the consent process, despite compliance with the DPHI structure and guidance. The SIA includes recommendations for ongoing engagement with local stakeholders should the Project obtain approval. However there is some likelihood that some parties will not participate in engagement directly addressing the substantive aspects of the Project.
- The Project would create employment and potentially some business opportunities in the local and regional areas. Overall these would be positive for directly engaged parties, and indirectly positive on local communities and economies, based on the additional activities that incomes would support. The Applicant has also indicated its

intention to directly support the local community through direct contributions to appropriate organisations and activities.

- The SIA recommends that the most effective mechanism for enhancing positive aspects of the Project and managing its negative impacts is to maintain continuing engagement with the local community in particular. This may be through formal and/or informal channels.
- Assessment of the social impacts of the proposed Project requires consideration of the differential effects on the local and broader communities. This necessitates consideration of the exposure to, and materiality of effects, and relative ‘weighting’ of these. Although this is a matter central to assessment and determination by DPHI, it is submitted that the most substantial issue for local and immediate regional stakeholders relates to traffic and transport effects on The Bucketts Way. If the effects of the additional use relating to the quarry can be managed, it is possible that, on balance, the overall social effects of the Project would be positive.

Recommendations

Ongoing community engagement

The Applicant should develop and implement community/stakeholder engagement plans and structures during all stages of the Project. During the development/construction stage, it is recommended that provision for keeping immediate land occupants advised on activity can be included in a more general management plan for these works. This may need to be extended to include other parts of the community with respect to any planned disruptions during work on the Maytoms Lane/ The Bucketts Way intersection.

1.1.1.1 Complaints handling mechanism

The engagement structure should also include the mechanism for the receipt, management and resolution (where possible) of complaints from the public. As the Applicant is an experienced operator of quarries and related industrial sites, it is presumed that this mechanism can be adapted as required for implementation in the specific circumstances of the proposed Hillview Quarry.

Community Consultative Committee

During the operational life of the quarry, the Applicant may consider the establishment of a Community Consultative Committee (CCC) as an effective structure for regular, formal engagement with the community. As is the case with the complaints handling mechanism, the Applicant’s prior operational experience may involve working with CCCs for its other sites. Should it be determined that a CCC should be established for the quarry, it is recommended that an independent chair be appointed, as the arbiter of the CCC’s charter/rules of operation.

Recommendations of technical reports

To the extent that they may contribute to avoidance, minimisation or mitigation of social impacts, the recommendations proposed in specialist technical reports forming parts of the EIS are endorsed. Some of these are summarily noted in Section 6 of the SIA. These should be implemented as recommended by the respective technical specialists. It is noted that for various operational effects, monitoring and reporting of operational effects is a common feature. These outputs can also be of use in the range of stakeholder engagement recommendations stated above.

As noted in Sections 5.8 and 6.3.1 with regard to management of Aboriginal heritage items, it is presumed that technical report recommendations are based on relevant standards. Therefore, it is expected that the recommended measures are compliant with regulatory requirements and industry standards.

Social Impact Management Plan (SIMP)

Based on stakeholder engagement and other factors supporting the conclusions and recommendations of this SIA, it is concluded that the range of impact avoidance, minimisation and mitigation proposals for the Project provide sufficient risk management capacity. Accordingly, it is not considered that a Social Impact Management Plan (SIMP) is necessarily indicated at this stage. This conclusion takes into account DPHI’s recommended process for development of a SIMP in the third, post-approval stage, if required (refer to Figure 4). However, if DPHI determines that a SIMP is indicated, it is recommended that the Applicant prepare this in compliance with the Social Impact Management Toolbox (SIMT, DPHI, February 2023). In particular, engagement with stakeholders may contribute to development of an effective SIMP.

Figure ES1



Source: DPHI SIAG (2023:12)

In the circumstance that DPHI requires development of a SIMP, the framework should be based on that presented in the SIMT (2023:17-18). It should incorporate the range of mitigation measures from this SIA and technical reports. These are outlined in Section 6, and detailed in the relevant technical reports lodged as part of the EIS.



Abbreviations

ABS	Australian Bureau of Statistics
ACHA	Aboriginal Cultural Heritage Assessment
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
AMM	Avoidance, minimisation and mitigation
BAL	Basic left turn (TPIA intersection treatment description)
BAR	Basic right turn (TPIA intersection treatment description)
BC Act	Biodiversity Conservation Act (NSW)
BOCSAR	Bureau of Crime Statistics and Research
CCC	Community Consultative Committee
COSI	Categories of Social Impact (DPHI)
DCCEEW (NSW)	Department of Climate Change, Energy, the Environment and Water (NSW)
DPHI	Department of Planning, Housing and Infrastructure (NSW)
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EOR	Engagement Outcomes Report (MCC)
EPBC Act	Environmental Protection and Biodiversity Conservation Act
GLCP	Gloucester Local Community Plan (MCC)
GWIA	Groundwater Impact Assessment
LGA	Local Government Area
LoS	Level of Service (TPIA)
MCC	Mid-Coast Council
Mtpa	Million tonnes per year
NVIA	Noise and Vibration Impact Assessment
PC	Productivity Commission
PCT	Plant Type Community
POA	Postal Area (ABS)
PSC	Port Stephens Council
RAP	Registered Aboriginal Party
SA2	Statistical Area Level 2 (ABS)
SA4	Statistical Area Level 4 (ABS)
SAL	Suburbs and Localities (ABS)
SEARs	Secretary's Environmental Assessment Requirements
SEIFA	Socioeconomic Indexes for Areas (ABS) ³
SES	Socioeconomic Status
SIA	Social Impact Assessment
SIAG	Social Impact Assessment Guideline (DPHI)

³ Comprising: Index of Relative Social Disadvantage (IRSD); Index of Relative Social Advantage and Disadvantage (IRSAD); Index of Economic Resources (IER); and Index of Education and Occupation (IEO).



SIMP	Social Impact Management Plan
SIMT	Social Impact Management Toolbox (DPHI)
SLO	Social Licence to Operate
SSD	State Significant Development
SWIA	Surface Water Impact Assessment
TfNSW	Transport for NSW
The Applicant	Coastwide Materials Pty Limited
TPIA	Traffic and Parking Impact Assessment
TZ	Travel Zone (TfNSW)
UEG	Undertaking Engagement Guideline (DPHI)
VEC	Vulnerable Ecological Community
VIA	Visual Impact Assessment
WMP	Water Management Plan



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1 Introductory material

1.1 Report structure

This report presents a Social Impact Assessment (SIA) as part of the Environmental Impact Statement (EIS) for the construction and operation of Hillview Hard Rock Quarry, proposed to be located at 67 Maytoms Lane, Booral NSW. Further detail on the Project is included in Section 1.3. The SIA also includes a detailed account of the stakeholder engagement activity and outcomes regarding the Project, which have informed development of the SIA and elements of the EIS.

1.2 Purpose of Social Impact Assessment

1.2.1 Scope of SIA

The Project has been designated as State Significant Development (SSD-70557215) by the NSW Department of Planning, Housing and Infrastructure (DPHI). The current Secretary's Environmental Assessment Requirements (SEARs) for the Project were issued on 3 June 2024. The SEARs require that the EIS address various project issues including providing, 'a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the *Social Impact Assessment Guideline for State Significant Projects*' (issued February 2023)⁴. The SIA has been prepared based on the SEARs, the guideline and also with reference to the companion *Technical Supplement* to the guideline (February 2023).

The SIA draws on a variety of publicly available, secondary source material in determining and describing the contextual social locality and social baselines for the Project. Where it has been possible, these data are drawn from government or other public agency sources, in the interests of validating the material. Primary source information based on initial engagement with, and responses from, neighbouring residents and other land occupants and users as key stakeholders, is also analysed and discussed.

The SIA also reports on engagement with other third party stakeholders, whom it was assessed may have interest in the Project. This includes certain public agencies, advocacy groups, and elected representatives, noting that consultation with some statutory agencies is a requirement of the Project SEARs. The outcomes of all engagements are reported in Section 3 of the SIA.

1.2.2 SIA Scoping process

The SIAG indicates use of DPHI's optional Microsoft Excel-based scoping tool as one method for identifying the matters to be addressed in the SIA and the extent of assessments required. The SIA scoping tool has been used for this Project, as part of the scoping stage. A copy of the Microsoft Excel scoping tool workbook can be provided at the request of DPHI,

⁴ The guideline and technical supplement are collectively referred to in this report as 'SIAG' (Social Impact Assessment Guideline).



although an image substantiating use is included in Annexure C of the SIA. An alternative approach to scoping has also been undertaken. This involved assessment of each of the matters identified in the Project SEARs, to determine:

- The potential for social impacts to occur relating to each matter.
- The distribution of the identified social impacts, with reference to the social localities determined in the SIA, as required in the SIAG.

A summary of the outcomes of the scoping process is presented in Annexure E. It is noted that among the sample projects included in the technical supplement is the example '*New quarry in locality with two other quarries, including processing facilities and road haulage*' (SIAG technical supplement 2023:26). This example describes a similar circumstance to the Project and was adopted as exemplary guidance with respect to scoping impact categories for relevant effects, and for subsequently preparing the SIA. As a result, the assessments in the Project scoping tool are essentially consistent with those proposed in the SIAG Technical Supplement in respect of this example.

1.3 Description of the proposed development

The proposed Project is described as State Significant Development SSD-70557215, Hillview Hard Rock Quarry Project. The consolidated Project site is nominally located at 67 Maytoms Lane, Booral NSW, located within the Mid-Coast Council (MCC) Local Government Area (LGA). It comprises land with title references Lot 1 DP 159902, Lots 2, 3 and 4 DP 1166923, Lot 60 DP 1094397, Lot 62 and 63 DP 95029, and Lot 64 DP 95030. The Applicant is Coastwide Materials Pty Ltd (generally referred to in the SIA as 'the Applicant'). An overview of the Project elements as described in the SEARs is as follows:

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- transporting material off-site via public roads; and
- progressively rehabilitating the site.

It is noted that previously issued SEARs for the Project included provision for infrastructure for a concrete batching plant and its operation. This provision has now been permanently removed from the project scope. This is noted, because during stakeholder engagement, one party asked if the plant would be subsequently reinstated to planned operations on the site. This firm is advised that this is not the Applicant's intent.



2 Methodology

As noted in Section 1.2.1, the SIA has been prepared to comply with the requirements of the DPHI guideline and its supporting technical notes (collectively referred to as the 'SIAG').

Other DPHI guidance material, particularly with respect to community engagement/consultation has also been applied in designing, conducting and reporting these activities. The reliance on this methodological guidance is reported in the relevant sections of the SIA.

As is noted in relation to direct stakeholder engagement and assessment of the social baseline, an important methodological assumption has been to prepare engagement activity and assessments conservatively, in keeping with the requirement for adopting a precautionary approach to assessments. This has been done with the aim of ensuring that stakeholders have been given opportunity to engage, and that potential effects are not underestimated.

The prediction and assessment of potential social impacts of the Project are based on consideration of each of the elements discussed above. The SIA is also generally presented to comply with the recommended structure of the SIA report included in the SIAG.

3 Stakeholder engagement

3.1 Approach

Stakeholder engagement for the Project was undertaken with particular reference to Appendix A – ‘Community engagement’ of the DPHI SIAG, as it applies to the context of the Project. Furthermore, the DPHI *Undertaking Engagement Guidelines* (November 2021) [‘UEG’] has also been used in scoping and conducting initial and subsequent engagement, and in proposing structures for ongoing engagement, should the Project receive consent to establish and operate.

The approach taken was to engage with local stakeholder groups in stages. These were principally determined on the likelihood and consequence of impacts for different stakeholder groups, which are discussed below. Based on the activities associated with the proposed quarry operation, proximity to the site was the main consideration in determining which stakeholders would be progressively advised in each stage.

3.2 EARLY/INITIAL STAGE ENGAGEMENT

3.3 Engagement with adjoining landowners/ occupants

Adjoining landowners were approached in advance of contact with other stakeholders. A process of identifying the relevant landowners was conducted. This process involved determining ownership and contact addresses (where applicable), based initially on the legal descriptions of the relevant properties (i.e. title references). The landowners were then approached by surface mail to the mailing addresses determined through the process above. A copy of the notification to these stakeholders is included in Annexure F.

It is noted that consequent to this initial engagement, material provided to these parties was also further distributed to some other residents in the Booral area by some of the initial recipients. This action was not discouraged, as it was considered as further facilitating the extent of engagement and was consistent with the intention that broader notification of the local community was planned for the next stage of the engagement process.

3.4 Engagement with other land occupants – Booral area

3.4.1 Process for determining notification area

In order to determine the area in which land occupants were to be notified, an assessment of the potential extent of impacts was undertaken. This included input from several project team participants, and a desktop review of material relating to comparable projects. The DPHI scoping tool was also used based on the initial desktop review, to inform development of an appropriate engagement approach.

Emphasis was placed on the potential for impacts relating to blasting and other operational effects, including dust and emissions generation, and noise and vibration in particular. Advice received and material referenced on current blasting techniques indicated that the extent of experienced effects would not be apparent beyond a limited area immediate to the quarry. The location of the quarry on the Project site was a factor in this assessment,



with the actual quarry being relatively removed from dwellings on neighbouring properties. This assessment included consideration of the effects of topographical features. This is also relevant in part to the management of dust emissions effects, although these also relate to vehicle movements and processing plant infrastructure on the site, for example. This includes possible effects along Maytoms Lane.

The potential for impacts from quarry-related traffic was also pre-emptively identified as a likely issue. There were several elements to this, including the development of the intersection of Maytoms Lane and The Bucketts Way, the intersection of The Bucketts Way and the Pacific Highway, and use of The Bucketts Way, particularly on the section between Maytoms Lane and the Pacific Highway. These considerations related to functionality of the road in the context of additional truck movements in particular (for example intersection delays and safety).

The assessment also considered that parts of The Bucketts Way are in relatively poor condition and the potential for further deterioration related to quarry truck use would be a matter identified by the community. The firm has recently worked on other projects in the Gloucester area, during which a community view became apparent that the general condition of The Bucketts Way has consequences for road safety for regular users specifically.

To ensure a conservative assessment of the communities (i.e. a larger area than might be practically affected), the following elements of the local community were notified during this stage:

- Identified properties within a five (5) kilometre radius of the site;
- All identifiable properties on The Bucketts Way south of Maytoms Lane, extending to the intersection of The Bucketts Way and the Pacific Highway.

The assessment of these areas was based on the presumed potential for practical affectation, through exposure to quarry operation impacts, including truck movements past properties on The Bucketts Way. The determination of these areas was also an input into defining the social locality for the project, most pertinently for the immediate social locality of the proposed site.

3.4.2 Notification method and material

Notification of these stakeholders was undertaken by direct mail (letterbox drop) on 26 April 2023. A copy of the delivered material is included in Annexure F. One of the key aims of the material was to advise recipients of two (2) planned onsite community 'drop-in' sessions in relation to the proposal (discussed subsequently).

In addition to delivery to private and commercial premises, certain business operators in Booral village agreed to assist the notification process by posting the material publicly in their place of business and at the Stroud Post Office. It has also been advised by engaged stakeholders that the material and the notification of community drop-in sessions it



included, had also been posted on a social media group for Booral residents. Further comments on this process are contained in Section 3.5.

3.5 Direct stakeholder engagement

The notification material advised recipients of two community ‘drop-in’ sessions, which were subsequently held at the site (67 Maytoms Lane), as follows:

- Saturday 6 May 2023, 9.00am to 11.00am.
- Thursday 11 May 2023, 4.00pm to 6.00pm.

The aims of these sessions were to allow personal interaction with notified stakeholders to discuss the preliminary Project information provided in the notification, and to obtain stakeholders’ views on the main issues to be addressed in the EIS and the SIA. Summary information was provided at the sessions. This included imagery of the quarry site and its various stages, and advice provided by project team members on elements of the Project, based on the information available at that early stage of developing the Project EIS.

The provision of the available, preliminary information was aimed at facilitating the major focus of the sessions, which was to determine directly from attending stakeholders the ‘high level’ aspects of the Project that were of interest or concern to them. This is consistent with the practice provided for in the SIAG and UEG, by allowing these matters to then be addressed in the SIA and other relevant technical reports in the EIS.

During the sessions, attendees were encouraged to provide initial documentary submissions (by email or by completing a form provided at the sessions) on matters of concern to them. Attendees were also advised that additional engagement activities and their timing were being considered as the application process proceeded.

In addition to encouraging formal submissions, each of the four (4) project team members attending the sessions prepared notes of their engagements with community members immediately after each session. The proprietor of Coastwide Materials (the Applicant) was also in attendance at both sessions and also reported comments received from attendees. This material provided additional evidence in relation to the matters to be addressed in the context of their potential for creating social impacts.

3.6 Subsequent engagement with stakeholders

3.6.1 Engaged stakeholders

As a result of the engagement activities identified above, a list of engaged stakeholders who had provided contact information was developed. This allowed project updates to be provided directly to these stakeholders, and enquiries about the Project to be received and addressed. Other stakeholders who provided details subsequently were progressively added to this list. During the course of the engagement process, email contact details were provided by 37 stakeholders, noting that from the early stages of engagement, stakeholders were advised that this was the preferred means of communication. There were also a small



number of telephone engagements with some stakeholders from among this group. A record of communication with this group of stakeholders and with individual stakeholders can be provided on request.

Generally, email correspondence was forwarded to all members of this stakeholder group to provide updates on the progress of the application at various stages. This was mainly on the basis that following the community drop-in sessions, stakeholders were advised that as lodgement of the EIS approached, a community information session would be held to provide fully developed information on the Project.

Two specific communications were forwarded to these stakeholders, which were:

- An update on the progress of the application, provided by email on 21 December 2023, including advice that a community information session was planned as lodgement of the EIS approached or was achieved. At that stage of the Project, this was advised as being likely to be by April 2024. A redacted example copy of the email is included in the SIA at Annexure G.
- An update on the project regarding the planned information session, provided by email on 26 March 2024⁵. A redacted example copy of the email is included in the SIA at Annexure H.

Four (4) responses acknowledging receipt were received regarding the first of these communications. Three (3) responses were received from stakeholders immediately after issue of the second communication, acknowledging receipt of this email. A fourth response was received on 5 April 2024 from an engaged stakeholder who claimed not to have received the email, but who was in possession of an electronic copy of the physical document provided to other stakeholders (refer to Section 3.6.2). The email advice was reforwarded to that stakeholder on that date. Contact was also made on 5 April 2024 with three (3) other stakeholders who had not acknowledged receipt at the time the email was forwarded, to establish if it had been delivered. All of these recipients confirmed receipt. These were separate parties to those who had previously acknowledged receipt.

3.6.2 Other stakeholders

Other stakeholders were notified by direct mail (letterbox drop) on 26 March 2024, on the same basis as for the first letterbox drop (26 April 2023). Direct engagement with two stakeholders took place during this process. File notes of these engagements can be provided on request. One further stakeholder contacted Aigis Group by phone on 28 March. Email details were obtained and this stakeholder was added to the engaged stakeholder list. One new stakeholder also established contact via email on 21 April 2024 in response to this notification. A response was provided and the stakeholder was added to the email contact list for subsequent communications.

⁵ This predated the application for new project SEARS, and also refers to lodgement in mid to late April 2024.



3.7 Engagement with statutory agencies

The SEARs include a list of statutory agencies to be notified of the proposed project. Each of the agencies was issued a notification letter forwarded by email on 5 May 2023. An example of this notification is included in Annexure I. A full list of the agencies notified and the outcomes is also included in Annexure I. Substantive responses that were received from agencies were assessed for their relevance to the Project SIA and also forwarded to project management for provision to the relevant technical consultants.

3.8 Comments on notification and engagement processes

3.8.1 Limitations of approach

The most significant limitations on the engagement process were project delays. This is most clearly demonstrated by the expiry and reissue of SEARs for the Project. The main effect of this was that notification to stakeholders included timeframes for indicative lodgement of the EIS and planned community information presentations, which were not met. Additional information was progressively issued to stakeholders to redress this impact.

As a rural area with a relatively small and dispersed population, the 5-kilometre notification area is complex, in terms of the pattern of dispersal of properties. There was some difficulty experienced in identifying some properties, given this dispersal, and in some cases, poorly identified properties and/or mailboxes, or the absence of mailboxes. In instances where properties were not notified, subsequent attempts were made to approach and discuss the matter with the relevant landowners or occupants, once identified.

In addition to the above complexities, some stakeholder comment was directly related to dissatisfaction with access to ‘decision making systems’, as defined within DPHI’s impact categories. During direct engagement (i.e. at initial community drop-in sessions) some stakeholders explicitly expressed concerns over the SSD application process in general and its impartiality and over the level of information that was provided at the sessions. Attempts were made to explain that the Applicant and its advisers were applying DPHI guidance, and that part of the process was to present both the Applicant’s and stakeholders’ positions on the project through the SIA and the EIS more generally. The attending Project team members also sought to explain that the limited information that could be provided was related to the reports for the EIS being at a preliminary stage, however some stakeholders expressed dissatisfaction with this.

Some initial engagement by correspondence was principally focused on criticism of the engagement process and provided no meaningful comment on the concerns with substantive elements of the Project. As with face-to-face engagements described above, attempts were made to directly explain the process being followed, but this remained another instance of dissatisfaction with access to the decision-making systems being applied for the project, despite these being conducted with the aim of complying with DPHI guidance.

3.8.2 Stakeholder feedback

Some negative feedback was received in relation to the notification process. As noted above, some landowners were inadvertently not notified initially, and efforts were made to redress this in relevant instances.

Other feedback was received via correspondence and direct discussion with stakeholders, which is generally advised as expressing dissatisfaction with the adequacy of engagement, as noted above in Section 3.8.1. Summarily, issues identified were insufficient engagement sessions, insufficient notice of sessions, and dissatisfaction with the informal, ‘drop-in’ structure of the sessions and other claimed instances of non-compliance with DPHI requirements. It is noted that most of these statements of dissatisfaction were made in the initial stage engagement, with some exceptions. Throughout the engagement process, the aim was to inform stakeholders who were seeking information on substantive aspects and impacts of the Project, that subsequent engagement activity was to be enhanced by the more reliable information available for public release as development of the EIS progressed. This included undertakings that advice would be provided directing stakeholders to the formal post lodgement process conducted by DPHI, at the time of lodgement.

Counter to these criticisms, it is submitted that a substantial proportion of the attendees at the early stage drop-in sessions actively engaged in the sessions and provide written feedback at their respective session, or subsequently did so by email. Furthermore, a number of engaged stakeholders also participated in constructive engagement and enquiries on aspects of the Project and/or the status of progress towards lodgement of the EIS, as preparation of the EIS continued.

3.9 Community engagement outcomes

From the perspective of preparing the SIA and EIS, the most critical outcome of the early-stage engagement activities conducted was to receive information from stakeholders regarding the matters of most concern to them regarding the project. Consistent with DPHI engagement guidance, these views were then used to inform the development of the SIA and the EIS more generally.

3.9.1 Attendance at community drop-in sessions

In summary, attendance at the two early stage drop-in sessions is summarised in Table 1⁶. One (1) person attended both sessions.

Table 1: Attendance at drop in sessions, May 2023		
Session	Individuals	Households
Saturday 6 May	27	18
Thursday 11 May	25	19

⁶ Counts do not include minors accompanying adults.



3.9.2 Summary of issues raised

The most frequently raised matters of interest to the community during these engagements are summarised as:

- Impacts on The Bucketts Way, including; quarry traffic volumes, existing disrepair of the road and potential for further damage relating to the truck movements generated by the Project, road safety, function of the proposed intersection of Maytoms Lane and The Bucketts Way, and effects on the intersection of The Bucketts Way and the Pacific Highway at Twelve Mile Creek.
- Health and amenity impacts of quarry operations, including air quality (e.g., dust, diesel emissions), noise, blasting impacts and potential effects on water resources.
- Potential cumulative impacts of the proposed quarry in the context of other operating or approved quarries in the surrounding areas.
- Distribution of benefit, with the general view being that the quarry would result in no benefit for the local community.
- Potential effects on specific landholders in near proximity to the site.
- Effects of vegetation clearing for the quarry area and Maytoms Lane, potential loss of trees and effect on native animal habitats.
- Dissatisfaction with the consultation approach and its extent.
- Opposition to the Project on the above bases and on a general presumption that the Project is not consistent with immediate land uses in terms of impacts on amenity.
- Recognition that regional development of infrastructure and housing to meet population growth, and upkeep of existing infrastructure, requires access to quarried material.
- The Project may create local employment and commercial opportunities (e.g. suppliers and contractors).

These matters are addressed in detail in Section 5 (impact assessment).

3.10 LATER STAGE ENGAGEMENT

3.11 Community information sessions

3.11.1 Engagement between initial and later stages

Occasional engagement with engaged individual stakeholders was conducted generally by email correspondence, as noted in Sections 3.6 and 3.8. As noted in Section 3.6.2, a notification on progress was also delivered by letterbox drop to the broader engagement area on 26 March 2024.

Correspondence received from stakeholders was mainly in relation to questions on the progress of the application. A smaller number of engagements involved requests for information and/or discussion on specific aspects of the Project. The Project updates issued by the project team are detailed in Section 3.6.1. Redacted copies of this correspondence can be provided at the request of DPHI.

As noted in Section 3.8.2, some of the subsequent correspondence principally focused on perceived inadequacies with the consultation process. Subsequent to the comments of this



nature made at or related to the community drop-in sessions, this correspondence was exclusively from two (2) stakeholders.

3.11.2 Approach and rationale for later stage engagement

As can be inferred from the intervening engagement activity reported above, the second stage of engagement was delayed until the EIS was at a stage of completion that allowed reliable information that was unlikely to materially change, to be provided to stakeholders. This also permitted an opportunity to advise stakeholders of the imminent post lodgement process, and the opportunity to consider and make submissions directly to DPHI on the EIS in its entirety.

The engagement mechanism for this stage was proposed as community information sessions/ presentations. Briefly, the approach to these sessions was to provide a summary of each of the technical reports within the EIS, and to direct stakeholders to the formal DPHI process

Advice was sought from DPHI (July 2024) with respect to timing and reporting of this stage of engagement. A copy of the email correspondence relating to this exchange is included in Annexure I. Based on this advice, it was determined that these sessions would be held to approximately coincide with lodgement, and that a supplementary report would be prepared for lodgement with DPHI.



3.12 Engagement outcomes

A summary of the key matters raised by stakeholders during the engagement process is reported at Section 3.9.2. These matters are presented in summary in Table 2. Although impacts in relation to The Bucketts Way were the most frequently raised issues, the list is not presented in order of response frequency for these issues.

Table 2: Summary of most common matters raised during engagement

Impacts on The Bucketts Way, including; quarry traffic volumes, existing disrepair of the road and potential further damage, road safety, function of the proposed intersection of Maytoms Lane and The Bucketts Way, and effects on the intersection of The Bucketts Way and the Pacific Highway at Twelve Mile Creek.
Health and amenity impacts of quarry operations, including air quality (e.g., dust, diesel emissions), noise and vibration, blasting impacts and potential effects on water resources.
Potential cumulative impacts of the proposed quarry in the context of other operating or approved quarries in the surrounding areas.
Distribution of benefit, with the general view being that the quarry would result in no benefit for the local community.
Potential effects on specific landholders in near proximity to the site.
Effects of vegetation clearing for the quarry area and Maytoms Lane, potential loss of trees and effect on native animal habitats.
Dissatisfaction with the consultation/engagement approach and its extent.
Opposition to the Project on the above bases and on the general presumption that the Project is not consistent with immediate land uses in terms of impacts on amenity.
Recognition that regional development of infrastructure and housing to meet population growth, and upkeep of existing infrastructure, requires access to quarried material.
The Project may create local employment and commercial opportunities (e.g. suppliers and contractors).

3.13 Secondary source community feedback – Gloucester district

During the period August 2019 to October 2021, MCC prepared and delivered the *Gloucester Local Community Plan* (GLCP). Development of the plan involved local community engagement. The *Engagement Outcomes Report (EOR)* supporting the GLCP was reviewed to identify any views of the broader Gloucester community that may be relevant to the proposed Project.

Corresponding to direct consultation outcomes, the EOR reports that engagement produced the following feedback:

- ‘Gloucester participants would like to see improved some of the following’ [including]: ‘Better roads into Gloucester’.
- Ten (10) ‘comments that road improvements are needed to achieve other priorities’ (p.15).

This emphasises the importance placed on local roads as regards the accessibility and function of the Gloucester region’s communities and economy. It is evident from the

combination of direct engagement and secondary community feedback that The Bucketts Way is central to the development and sustainability of the area. In this respect, impacts on the road are of general interest to stakeholders, and specifically in relation to the Project.

3.14 Summary of engaged stakeholders' positions

The DPHI *Social Impact Management Toolbox for State Significant Projects* [SIMT] (February 2023) has been used as a framework for assessing community engagement outcomes.

Adopting the 'spectrum of risks and benefits' relating to project social licence referenced in the SIMT⁷, the most commonly expressed views of engaged stakeholder's can be characterised collectively as 'community withdrawal – rejection'. This position cannot be imputed as that of the entire community, given relatively low participation, although no further inference can be made in this regard.

To the extent that stakeholders chose to participate in engagement, their position was opposition to the project in the majority, noting that the reasons for opposition varied. Generally, however, the matters presented in Section 3.9.2 and Table 2 summarise the bases for these stakeholders' positions.

There were also a smaller number of engaged stakeholders who had positive interests in the Project. These included people who considered that the Project may provide employment or commercial opportunities, or would provide materials for construction of necessary infrastructure in the region. There were also a small number of people who engaged with Project and whose final positions can be characterised as withheld pending the greater level of detail that the completed EIS would provide.

The level of engagement following initial direct engagement with the community was relatively low. There were a number of parties who attended the community drop in sessions, but did not provide any formalised comment on the Project. This may be consistent with the early stage at which these sessions were conducted and their purpose of obtaining a broad outline of community issues. The preliminary information available at that stage for provision to stakeholders also generally did not allow for more detailed comment on the Project. As noted previously, a small number of stakeholders with properties near to the site did engage with respect to substantive aspects of the Project.

The most prevalent issues that engaged stakeholders raised in relation to physical and operational aspects of the project were anticipated by the Applicant and the project team, as stated in the discussion of scoping (Section 1.2 and Section 2). The assessment of the social impacts of these effects is presented in Section 5.

⁷ Cited as proposed by Thomson and Boutilier (SIMT 2023:9-10).



3.15 Focused engagement undertaken for technical reports

3.15.1 Aboriginal Cultural Heritage Assessment (ACHA)

The ACHA for the Project was prepared by McCardle Cultural Heritage Pty Ltd. The ACHA includes a detailed report on consultation (ACHA Section 2) and inclusion of relevant correspondence (ACHA Appendix A). This material is not reproduced in this SIA. Taking into account the active participation in the site survey by Registered Aboriginal Parties (RAPs) reported in the ACHA (Section 2.4), the findings reported in Section 5 of the SIA presume that the views of the RAPs were considered and these contributed to the findings of the ACHA. Reliance on those views is submitted as appropriate, given the specific knowledge and interest in these cultural matters, that the engaged RAPs possess.



4 Social locality and social baseline

4.1 Determination of social locality

The DPHI SIAG describes the social locality as; *‘There is no prescribed meaning or fixed, predefined geographic boundary (e.g. the local suburb, or ‘within 500m’) to a social locality; rather, the social locality should be construed for each project, depending on its nature and its impacts. The term ‘social locality’ is similar to ‘area of social influence’ that is commonly used in SIA practice. Identifying the social locality begins with understanding the nature of the project, the characteristics of affected communities and how positive and negative impacts may be reasonably perceived or experienced by different people’* (2023:16).

The social locality was determined with reference to the potential for communities or populations to be impacted by the Project, and the assessed distribution of those impacts. As is to be expected for a project of this nature, certain effects are specific to the locality in which the site is situated. As is implied by the SSD designation of the Project, there are also implications for the broader population. This is particularly evident in the project SEARs, which identifies net [economic] benefit to NSW as a matter to be addressed. The matters considered in determining the social locality are discussed in the following sections.

4.1.1 Regional planning context

Statements of strategic intent published by various levels of government provide the background context for assessing the broader and more localised implications of the Project, depending on the level or levels of government involved. A summary of provisions from relevant strategic planning documents is presented in the following sections.

4.1.1.1 Hunter Regional Plan 2041

The DPHI Hunter Regional Plan 2041 is the overarching strategic planning framework for the Hunter Region. The Plan also encompasses the MCC LGA in which the site is located. The Plan emphasises the need for management of a variety of resources that will support future regional growth. This includes the need to secure supply of construction materials to support the continuing demand for additional housing, and public and employment-supporting infrastructure. The proposed Project is clearly consistent with this objective.



Table 3: Relationship of proposal to Hunter Regional Plan 2041

Plan ref.	Hunter Region Plan element	Relevance of proposal to element
P.11	<i>The 2041 Vision for the Hunter</i> Productive agricultural land and natural resources are the foundations of the region's economy with greater economic diversification in growing health, defence and aerospace, energy, tourism and transport sectors.	The proposed Project would permit extraction of a natural resource, operated by an experienced quarrying business. The material produced would be used as input in supporting the development of public and private infrastructure that would support social and economic progress in the Hunter.
P.87	NSW needs a reliable supply of construction materials to support continued growth. These include sand and gravel, crushed rock, recycled materials and secondary aggregates created from construction, demolition and excavation.	The Project would directly address this requirement, by contributing to supply of construction materials.
P.143	PLANNING PRIORITY 5: <i>Promote sustainable use of mineral and energy resources</i> Mineral and energy resources need to be managed and protected from incompatible development or encroachment that could lead to mineral resource sterilisation. This could lead to higher management costs or a reduced potential to sustain or grow rural and resource industries. The district contains regionally significant construction, mineral and energy resources such as sand, gravel, hard rock, sandstone (dimension stone), clay and coal deposits. Extraction of these resources supports major infrastructure projects, industries and agricultural businesses. Development proposals for aggregate extraction will be promoted if they are in accordance with the district planning principles and local strategic planning. They should balance economic benefits with the protection of the environment and local communities. . . Planning for these areas and the surrounding areas must ensure: • mining and quarrying remain a permissible use, with development consent, in the resource areas • appropriate land use buffers are provided between these areas and future development • these areas contribute to the longer term formation of a green corridor, both during extraction (e.g. by maintaining existing vegetation links and/or restoration on areas not being quarried or mined) and on completion of resource extraction	The Project is consistent with this Planning Priority, as it would contribute to maintaining supply of materials for infrastructure projects, construction, etc.



4.1.2 SEARs

The matters for assessment identified in the SEARs were reviewed in the context of the likely distribution of impacts associated with these matters. A summary of the impacts contained in the SEARs and their distribution is presented in Table E2 in Annexure E.

4.1.3 SIA scoping process

In addition to the alternative scoping approach to the use of the DPHI scoping tool involving assessment against the Project SEARs, assessment against the DPHI SIAG example for a quarry development was also conducted (refer to SIA Section 1.2.2). This is also reported in Annexure E. This was also an input to determining the most important potential impacts and their distribution. Desktop analysis of the surrounding area and observations from visits to the site and its surrounds were also taken into consideration.

The potential impacts assessed as being locally relevant variously relate to parties in the immediate surrounds of the quarry site, and in some instances the surrounding area. With respect to the former, the immediate area was determined as parts of the distinct locality of Booral, which would be most likely to experience any effects such as noise and air quality impacts. Booral is defined by the ABS within the ‘Suburbs and Localities’ (SAL) geographical grouping.

An example of potential effects on the surrounding area is ‘traffic and transport’ impacts identified in the SEARs. Stakeholder engagement indicated that potential impacts substantially relate to The Bucketts Way, which is used continuously by local and regional stakeholders. The Bucketts Way is the major access route for the surrounding district and the broader Gloucester area⁸. To account for these stakeholders, the surrounding area is addressed by inclusion of the 2425 Postal Area (POA) and the Stroud - Bulahdelah Statistical Area Level 2 (SA2).

Some effects, such as on Aboriginal heritage items or water resources, may have effects on other people beyond the surrounding region. The Mid-Coast Council (MCC) LGA population is also analysed as an additional element of the social locality to allow for such effects. Furthermore, most of the section of The Bucketts Way on which quarry truck movements would occur is within the MCC LGA.

The state population is also assessed for the purposes of comparison, and in assessing the broader socioeconomic implications of the proposal, as a resource extraction project. The state population is proposed as representative of the broader public that may visit or pass through the area, and potentially temporarily interact with aspects of the Project, particularly quarry traffic. The state population is also broadly indicative of potential users of the infrastructure that may eventually be constructed using materials that the quarry would produce.

⁸ Booral is otherwise accessible to and from the Pacific Highway via Booral Road or Booral Road and The Branch Lane.

4.1.4 Defined social locality

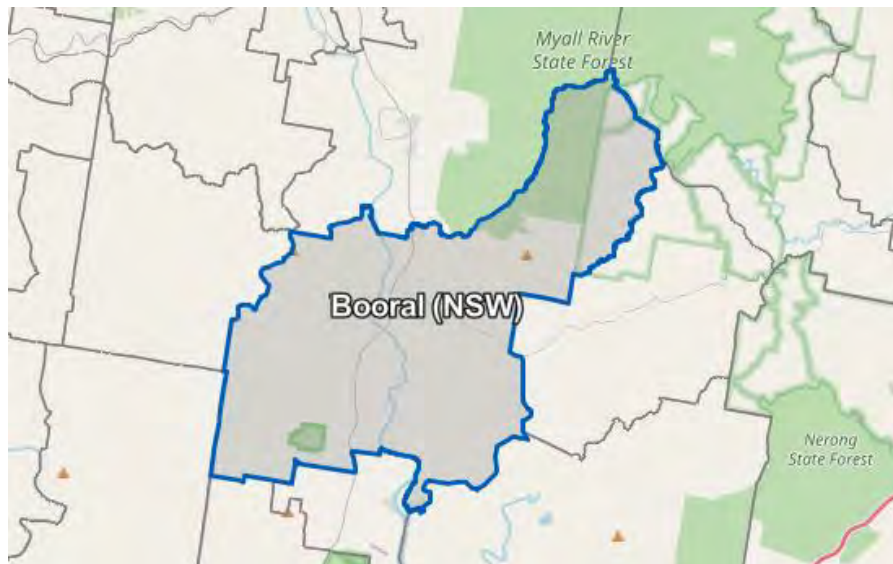
As indicated in the material above, the social locality is assessed as having several elements.

In summary the five elements of the social locality have been determined as:

- Booral (ABS Suburbs and Localities [SAL]).
- 2425 Postal Area (POA).
- Bulahdelah - Stroud SA2.
- Mid-Coast Council LGA.
- NSW.

Diagrams of the three local and regional areas of the social locality are presented in Figures 1 to 4.

Figure:1 Booral SAL⁹



⁹ Images source: ABS 2024

Figure 2: 2425 POA

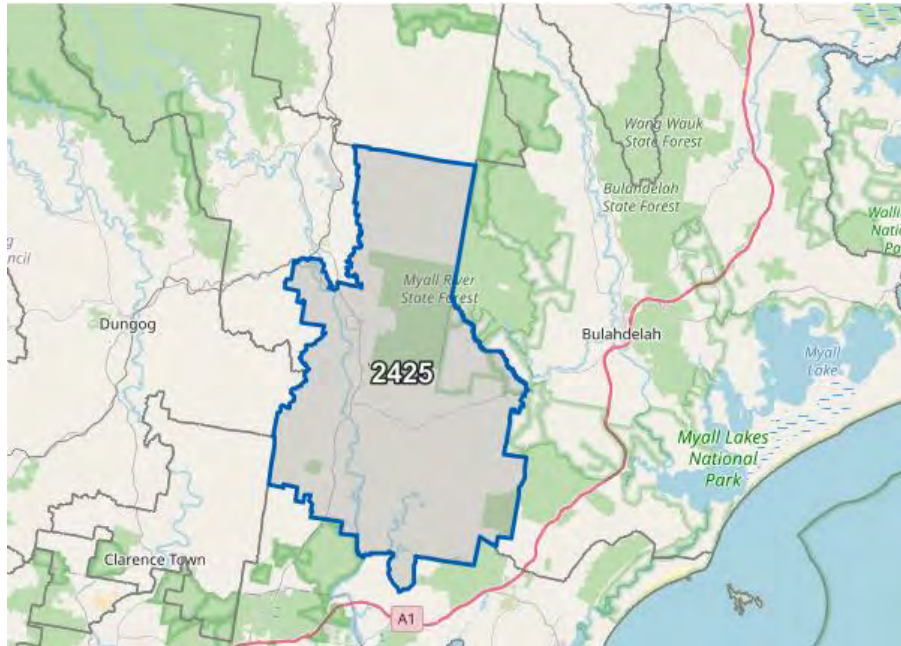


Figure 3: Bulahdelah - Stroud SA2





Figure 4: MCC LGA



4.2 Social baseline

4.2.1 Preliminary comments

This analysis has been prepared in accordance with the general guidance on the nature of the social baseline, described in the SIAG as; *‘The social baseline study describes the social context without the project. It documents the existing social environment, conditions and trends relevant to the impacts identified’* (2023:21). As is provided for in the SIAG, the community profiles and supporting data are presented in Appendix D.

4.2.2 Description of social baseline

The immediate community is represented principally by the population of the Booral SAL. This population is substantially younger, compared with the POA, SA2 and LGA populations. In absolute terms, it comprises a very small population and number of households in the context of the larger regional areas (457 people and 157 occupied dwellings, compared with 5,235 people and 1,954 occupied dwellings for the SA2, for example). Parts of the Booral area, extending south to the immediate surrounds of the proposed quarry, are included in the social baseline from the perspective of ensuring a conservative assessment of the potentially affected communities. Inclusion of the POA extends this area further southeast along The Bucketts Way. As is discussed in Section 3.3.1, the aim of this approach was ensuring that the extent of potentially affected parties is not underestimated.

The SA2 population is also considered as a population of interest. This area captures a larger proportion of potentially affected people, particularly from the perspective of the use of The Bucketts Way by quarry-related traffic. The SA2 includes property occupants on The Bucketts Way from Stroud and its surrounds to the Pacific Highway. It is noted that some



stakeholder response was received from areas near to The Bucketts Way, but which are not captured within the SAL and POA. Similarly, consideration of the LGA includes Gloucester and its surrounds. As the largest settlement on The Bucketts Way, the populations of Gloucester and its surrounding settlements are likely to be frequent users of The Bucketts Way, and may therefore also experience traffic impacts relating to the quarry.

The most recently published NSW Bureau of Crime Statistics and Research (BOCSAR) data were also reviewed, to provide an understanding of this local social characteristic. Two crime categories, theft and malicious damage to property are reported in Annexure K. The data for the 2425 postal area (POA) are reported, as these permit valid comparison of incidence rates¹⁰. The POA area is shown in Figure 2 (Section 4.1.4) and in Annexure L, with a partial image identifying the location of Booral within the POA. Based on the nature of the proposed project, it is assessed as unlikely that it would result in any material increase in recorded incidents for these or other offences.

4.2.3 Summary comments – social baseline, demographic profile

The POA, SA2 and LGA are characterised by older populations, whereas the local Booral SAL population is younger, as noted in Section 4.2.2. This is apparent in a number of measures identified in the community profiles (Annexure D). On the basis of typical household and/or family life stages, the household data can be interpreted as indicating that these younger households may continue to be resident in the area for extended periods.

There are no demographic characteristics, such as apparent cultural divergences, that indicate increased vulnerability to effects of the Project for any part of the community. As is noted with respect to scoping of the SIA, with the exception of quarry-related traffic, which is a more generalised issue, proximity is the most apparent determinant of vulnerability to a range of project effects.

The local population compares favourably on income and other SES measures, as summarised by the SEIFA indexes reported in the community profiles. The broader LGA has lower indicators for these characteristics, but this is influenced by an older population, with lower workforce participation. This suggests a comparatively high proportion of retirees, who typically have fixed incomes (e.g. retirement savings and/or age pension) in the extended social locality.

Although decisions on employment depend on individual circumstances, the workforce structure of the area may promote employment of local workers by the Applicant. This particularly relates to trades and technical workers, and machinery/plant operators and drivers, and people employed in road freight transport, for which there are higher proportions within the surrounding (POA and SA2) areas than for the larger compared populations.

¹⁰ Booral (suburb equating to the ABS SAL) does not have mapped incidence rates, given its very small population.



However, it is acknowledged that a small labour force is an inherent characteristic of the small local population.

5 Impact assessment and prediction

5.1 Preliminary comment on assessing social impacts

In assessing all aspects of the potential for social impacts to potentially be imposed on communities or parts of these, it is necessary to acknowledge the subjective nature of how such impacts may be experienced and/or perceived. For example, in discussing assessment of the significance of social impacts, the DPHI SIAG¹¹ *Technical Notes* observe that social impact aspects ‘typically have both subjective and objective components, as this will depend on people’s individual experiences and/or perceptions as well as technical evaluations’ (2023:12).

Stakeholder views may be informed by individual or collective perceptions and interpretations of how a development or certain aspects of it may be experienced by those stakeholders, or how it may affect them. An effect that is of concern to one property occupant may not be considered as significant or material by another nearby occupant. The extent of effects may also be affected by a range of factors, including relative proximity to the source of effects, or individual experiences with, or beliefs about activities or projects that are the source of effects. It should also be acknowledged that, despite all reasonable efforts and/or provisions for avoidance, minimisation and mitigation of effects, some stakeholders may retain their initial attitudes or positions on the activities or project, whether these are positive or negative. Stakeholder feedback for the current development indicates that there is a prospect of this being the case for the Project.

5.2 Traffic, parking and transport impacts

Project scoping activity anticipated that traffic impacts were potentially the most significant likely source of community concern regarding the Project. This assessment specifically focused on the additional traffic that the Project would introduce onto The Bucketts Way. Increased truck movements were considered as the most likely source of concern, particularly given the potential for cumulative impacts with other similar operating and recently approved quarries. In addition to these sector-specific movements, a baseline feature is that because The Bucketts Way is the main route in and out of the area, it also carries truck movements for all other industries operating in this region. This implies the potential for cumulative impacts and also has implications for the attribution of impacts to any particular use or users of the road.

As was anticipated, stakeholder engagement indicated a collective view that potential traffic impacts are the most common, and generally most important effect that the quarry would produce. In overall terms, these concerns relate to the additional volume of quarry related truck movements on The Bucketts Way. In terms of particular effects, stakeholders identified the following matters of concern:

- Potential road safety effects;

¹¹ Social Impact Assessment Guideline



- Existing road condition, potential additional damage caused by quarry trucks, and the quarry's obligations with respect to maintenance and/or repair of the road;
- Development of Maytoms Lane (including clearing of vegetation) to support operations;
- Proposed form and functionality of the intersection of Maytoms Lane and The Bucketts Way;
- Additional congestion at the intersection of The Bucketts Way and the Pacific Highway;
- Additional vehicle emissions and potential effects (e.g. on community and public health).
- Cumulative impacts of truck movements from this Project and other quarry developments in the area.

In the interests of brevity, these matters are generally referred to collectively as 'The Bucketts Way traffic matters' in the following analyses. In summary, community engagement has resulted in the following observations:

- The consensus among project team members who participated in direct engagement (community drop-in sessions) is that this is the highest order community concern.
- Engagement participants' concerns about The Bucketts Way traffic matters are accepted as being both legitimate and representative of some broader community sentiment. As noted in Section 3.4.1, Aigis Group has worked on other projects in the Gloucester region and its surrounds, and generally similar concerns have been raised regarding traffic matters. Additionally, engagement undertaken for the GLCP demonstrates broader community interest (refer to SIA Section 3.13).
- It is assessed as likely that the community may continue to hold negative views regarding The Bucketts Way traffic matters, notwithstanding minimisation and mitigation activity including intersection design and controls on vehicle movements (such as operating time restrictions), development contributions and other means of addressing impacts.

The TPIA for the project was prepared by McLaren Traffic Engineering and Road Safety Consultants. The extent of impacts and approaches to mitigation are presented in Section 6.3.1 of the SIA. Overall, in terms of assessed effects of the Project, the TPIA concludes that: *'The proposed development results in a low increase to the surrounding traffic network volume when assessed in isolation. Although when considered as part of a cumulative assessment with the Deep Creek Quarry, the combined impacts of both developments result in a LoS "D" for the intersection of The Bucketts Way / Pacific Highway. This results in an acceptable operation, although the intersection is approaching its operating capacity'* (TPIA, 2024:34).



5.3 Air quality

As noted in Section 3.9.2 and Table 2, air quality impacts were assessed as potential impacts and were raised by stakeholders, mainly from the perspective of related health impacts. The Air Quality Impact Assessment (AQIA) prepared by Advitech concluded that in both construction and operations stages, *'annual average PM₁₀, PM_{2.5} and TSP impact assessment criteria are not exceeded at any sensitive receivers'* (AQIA 2024: 21; 28).

It is noted that two 'marginal' and one 'slight' 24 hour criteria exceedances (2024:34) resulted from the modelling. The AQIA states that *'Any exceedances that may occur will be:*

- *Either at; or slightly exceeding the guideline for PM₁₀ 24 hour averaging period;*
- *At a limited number of receivers in the vicinity of the quarry; and*
- *Likely attributed to elevated background concentrations rather than significant incremental contribution from the proposed quarry development'* (2024:35).

Based on these assessments, there are relatively limited prospects of material impacts on nearby property occupants and users. The modelling conclusions are particularly important from the perspective of the health implications for these nearby stakeholders.

5.4 Noise

The Project Noise and Vibration Impact Assessment (NVIA) was prepared by Advitech. From the perspective of engaged stakeholders, there were concerns over amenity impacts relating to noise and vibration. NVIA findings are summarised as follows:

- **Construction noise and vibration:** There is the potential for construction noise management level noise goals to be intermittently exceeded throughout the site development and at some residential receivers (2024:90).
- **Operational noise:** The proposed operations will generate offsite noise levels below the PTNL at all receivers during the day period, however, measures and operational restrictions on mechanical plant items have been provided to result in operational compliance during both the evening and night periods. Site activities may well be audible at some locations given the characteristics of the receiving environment (2024:90).

The proposed mitigation measures referred to in relation to operational noise are discussed in detail in Section 6.3.3.

5.5 Blasting

Potential impacts of blasting were of specific concern to some engaged stakeholders. This included amenity impacts (noise, vibration and overpressure) and potential impacts of emissions from blasting. Assessment of blasting impacts was included in the Project NVIA. Summary findings are reported as follows:

- **Blasting:** Airblast overpressure levels are expected to be below the ANZEC guidance values at all receivers. The limiting charge size has been specified in the report body to result in the airblast overpressure to remain below the 115 dB annoyance threshold at modelled receivers. The results of the assessment indicate that, based



on the observed separation distances, ground vibration levels are unlikely to exceed the criteria for human annoyance at sensitive receivers adjacent to the blast site (2024:90).

Based on this assessment, the potential for material impacts appears to be relatively low. Proposed mitigation measures are discussed in Section 6.3.4.

5.6 Water resources¹²

5.6.1 Surface water

A limited number of stakeholders expressed concern with the potential for effects on the Karuah River catchment. There was also comment on site water management (surface run-off management etc.) and the possibility of impacts.

SLR Consulting Australia prepared the Surface Water Impact Assessment (SWIA) for the Project. With respect to the relationship of the site to the catchment, the SWIA states that, *'The Project site's contributing catchment is the Karuah catchment which drains the Karuah River to Port Stephens. During rainfall events, runoff from the site drains to Double Creek and its tributaries via overland flow, channels and swales'* (2024:101).

With respect to potential impacts on the catchment, the findings in the SWIA include:

- During operation of the quarry, the total catchment area draining to Double Creek may be reduced by up to 48 hectares (ha). This represents less than 25% of the total creek catchment area (200 ha) and will not have a significant impact on catchment yield and environmental flows.
- During construction activities, potential impacts to water quality in Double Creek can be adequately managed by sequencing construction, progressive revegetation of disturbed areas, and implementation of erosion and sediment control measures.
- During operation of the quarry, a series of water storage dams will be used to manage site discharges.
- No new dams or water management works are proposed within the 80 metre riparian zone of Double Creek.

The conclusions in the SWIA that are relevant to third parties are that:

- 'erosion and mobilisation of fines is unlikely to occur after stripping vegetation cover';
- 'changes to the runoff volume entering the riparian corridor will be negligible'; and
- 'The development of the Double Creek crossing does not impede on outflow, and bed velocities, while providing a reduction in flood hazard' (SWIA 2023:A-29).

¹² SLR Consulting Australia also prepared a Groundwater Impact Assessment (GWIA) for this project. Potential groundwater impacts were not raised by stakeholders during engagement. Although from a social impact perspective, material impacts may therefore be assessed as being of lower order, the recommendations of the GWIA for management of impacts are endorsed to reduce any risk of impacts that may arise.



Accordingly, it is concluded that with the mitigation measures supporting these outcomes in place (refer to Section 6.3.5), the Project is unlikely to have material impacts on stakeholders with respect to surface water effects.

5.6.2 Groundwater

SLR Consulting Australia also prepared a Groundwater Impact Assessment (GWIA) for this project. Potential groundwater impacts were not raised by stakeholders during engagement. As a result, from a social impact perspective, material impacts may therefore be assessed as being of lower order. The GWIA findings are summarised as follows:

- All post-mitigation impacts are assessed as being either ‘Minor adverse – not significant’ or ‘Negligible – not significant’ (2024:F1-F6).
- Negligible – not significant effects on the one identified anthropogenic bore (GW050664), therefore no likely material economic impact on this water user (2024:F4).

5.7 Biodiversity

A limited element of stakeholder comment during the community drop-in sessions related to the potential for habitat removal and effects on native species due to the Project. As the session was held on part of the Project site, extensive historical clearing of the site for use as pasture was visible to participants. However, the actual quarry area was not visible, although it is largely similar in character. Clearing for the Project would principally relate to construction of internal roads, and specifically the widening of Maytoms Lane and construction of the intersection with The Bucketts Way. This was specifically mentioned as a concern during stakeholder engagement.

The Biodiversity Assessment Report (BDAR) for the Project has been prepared by SLR Consulting Australia. Relevant summary material on potential effects is as follows:

- Extensive vegetation clearing has (evidently) occurred for agricultural development (grazing) and the majority of the site is cleared grassland. The remaining native vegetation comprises patches of forest and isolated paddock trees (BDAR, p. ii).
- No threatened plant species listed under the NSW Biodiversity Conservation Act 2016 (BC Act) or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) were detected (p. ii).
- The patch of PCT¹³ 3436 is located north of the proposed pit expansion and therefore lies outside of the development footprint; consequently, the Proposal will not have any direct impacts on Lower Hunter Dry Rainforest VEC (p. ii).¹⁴
- One matter of national environmental significance, the Koala, listed as ‘Endangered’ under the EPBC Act, was recorded on site. No other listed threatened species were recorded (p. iii).
- The habitats to be removed for the Koala and other listed threatened species that could potentially occur are not considered to be important to the long-term survival

¹³ Plant Type Community

¹⁴ Vulnerable Ecological Community



of these species. The Project is therefore not considered likely to have a significant impact on EPBC Act listed threatened or migratory species (p. iii).

- Overall, the Project is not likely to have a significant impact on any matters of national environmental significance listed under the EPBC Act. However, given the presence of the Koala and likely presence of the Grey-headed Flying Fox, a Referral is currently in preparation and will be submitted to the Department of Climate Change, Energy, the Environment and Water¹⁵ (p. iii).
- The residual impacts of the Proposal (after application of impact avoidance and mitigation measures) consist of the permanent removal of 10.59 hectares (ha) of native vegetation.
- No important wetlands or other such breeding habitat was identified.
- No vegetation within the Subject Land meets the definition of a threatened ecological community under the Act. No other EPBC Act matters are considered relevant to this assessment.
- Truck movements during operation of the quarry will increase the risk of vehicle strikes on mobile native fauna. Mitigation measures are required to minimise the risk of fauna injury and mortality during quarry operation (BDAR, p.113)

With respect to required clearing at Maytoms Lane, the following material is extracted from the BDAR (Section 8.5.1, *Habitat Corridors for Threatened Species*):

- Nature: Impacts clearing of native vegetation that lines Maytoms Lane for the haul road, vegetation along Bucketts Way for the proposed entrance road works and within the northern parts of the site for the quarry pit could reduce the width of forest canopy in these areas. potential movement corridor (p.113).
- Consequences: any potential movements of threatened species through the subject land using the existing forest vegetation will not be halted or severed by virtue of the Proposal (p.113).
- Vegetation clearing for the proposed haul road will widen this existing clearing, rather than create a fragment of an existing corridor (p.113).

Section 6.3.6 reports impact minimisation measures proposed in the BDAR with respect to physical works on the Project. The section also reports assessed liabilities under the Biodiversity Offset Scheme calculated for the Project and included in the BDAR.

5.8 Heritage

The Aboriginal Cultural Heritage Assessment (ACHA) for the project was prepared by McCardle Cultural Heritage. Relevant summary findings of the ACHA are:

- A search of the AHIMS register has shown that there are no known sites within two kilometres of the project area (ACHA, 2023:1).
- As no sites were identified during the survey and the identified highly disturbed landscape due to previous large-scale clearing/logging, ploughing, grazing, dam and

¹⁵ DCCEEW (NSW).

access road construction as well as significant erosion across the project area, there are no impacts on the archaeological record (ACHA, 2023:3).

As is reported in Section 3.15.1 of the SIA, engagement on potential impacts was undertaken by McCardle. This included participation in the site survey by RAPs. The ACHA conclusions presented above were made with this contextual background. As a result, it is concluded that no material social impacts of this nature are likely to occur because of the Project.

The ACHA acknowledges that unexpected discoveries may occur during works on the site. An overview of the protocol for managing any such circumstances is presented in Section 6.3.7.

No evidence of historic heritage has been presented in relation to the Project. Therefore, no material social impacts are anticipated. Despite this, the Applicant should develop and maintain an internal policy based on standard management practices should any unanticipated items be discovered.

5.9 Visual

Given the siting of the quarry on the property at 67 Maytoms Lane, material visual impacts were not anticipated during scoping and were not identified by stakeholders during engagement. The Visual Impact Assessment (VIA) for the project was prepared by Green Bean Design. The VIA concludes that ‘the level of landscape and visual effects associated with the project are acceptable’ (VIA, p.14).

5.10 Socioeconomic impacts

There was some divergence on the potential for socioeconomic benefit of the Project for the local and/or surrounding areas. Some engaged community members expressed the view that there would be no social or economic benefit to the local community and/or that the project is not in the public interest.

Two (2) attendees at the community drop-in sessions made enquiries on employment and business opportunities with the quarry if it is approved. This demonstrates that some local community members recognise that there are potential beneficial outcomes that the quarry may support. In direct discussion with another stakeholder, it was stated that in order to maintain existing roads and build new infrastructure, materials were required, which the quarry would contribute to.

There was also some acknowledgement that there may be beneficial effects at broader (i.e. regional and NSW population levels). This relates to supply of materials for infrastructure to support regional and state development. This benefit was not seen as sufficient to mitigate the negative effects at the social locality levels for a proportion of engaged stakeholders.

The recognition that there is a broader social benefit and possibly economic benefits for some local people, are interpreted as reducing the extent to which an exclusive position can

be maintained that the project is not in the public interest. Continuing state and regional development that requires ongoing supply of quarried materials is in the broader public interest. However, taking the materiality of impacts into consideration, there is a likelihood that these broader impacts would be of lesser importance to the general regional and state populations, than would localised effects of the quarry, from the perspective of stakeholders in the immediate and surrounding areas.

5.11 Cumulative impacts

Stakeholder engagement produced some comment on the potential for cumulative impacts of the proposed quarry. This was in the context of other quarries already operating or approved to operate in the broader area surrounding the site.

There are two hard rock quarries currently operating in the surrounding areas of MCC and Port Stephens Council LGAs. Diagrams of the distance between the Hillview site and these quarries are presented in Annexure J for reference. These operating hard rock quarries are:

- Hunter Quarries, Karuah. MCC LGA. Approximately 16.8km (linear)¹⁶ from site.
- Boral Seaham Quarry, Balickera. PSC LGA. Approximately 22.3km (linear) from site.

The Deep Creek Quarry hard rock quarry (Ironstone Developments) has also recently been approved to operate. The quarry site is located near Limeburners Creek, approximately 7km (linear) from the Hillview site (refer to the diagram in Annexure J).

Coastwide Materials also operates Allworth Quarry, located approximately 5km (linear) from the Hillview site (refer to the diagram in Annexure J). This quarry is a river gravel quarry, using different extraction methods to the hard rock quarries noted above.

The TPIA identified cumulative traffic impacts of the proposed quarry and Deep Creek Quarry with regard to The Bucketts Way/ Pacific Highway intersection (refer to Section 6.3.1 and Table 4 of this SIA). A small number of stakeholders also identified potential operational effects of the quarry against the background of the existing quarries identified above. These potential cumulative impacts mainly related to blasting activities at existing quarries and the additional blasting that would occur at Hillview Quarry. The relevant blasting impacts are potentially noise and vibration, overpressure and dust and other blasting emissions.

With respect to mitigation of potential cumulative impacts, the proposed initiatives for the relevant impacts are those identified in Section 6, with respect to project impacts which have social impact implications. Continuous implementation of these initiatives would be necessary over the operational life of the quarry to ensure that effects are minimised to the extent possible.

¹⁶ All quoted distances are indicative only, and are not purported to be precise.



6 Social impact enhancement, mitigation and residual impacts

6.1 Framework for effective social impact enhancement and mitigation – social licence to operate

6.1.1 Hillview Quarry ‘social licence’

Should approval for Hillview Quarry be obtained, the Applicant would need to expend some effort on developing a ‘social licence to operate’ (SLO) in the view of the community. This concept and its application for the project are discussed in this section.

6.1.1.1 Description of social licence

The Productivity Commission (PC) provides the following description for the SLO concept:

“ A SLO is not a regulatory requirement, but refers to community acceptance:

An operation is said to have a social licence when it achieves ongoing acceptance or approval from the local community and other stakeholders who can affect its profitability. (Lacey, Parsons and Moffat 2012, p.1)”, (PC 2013:141).

This is consistent with the explanatory material in DPHI’s *Social Impact Management Toolbox* (SIMT), which states that: ‘*We think of affected and wider community acceptance and understanding of a project’s social benefits and potential impacts as social licence*’ (DPHI SIMT 2023:9). For the purposes of clarity, the SLO is a conception of a public view on a business’s operations and the effects it has on that public. It is not a formal licence or permit to conduct its activities and does not permit to, or preclude a business from, operating.

6.1.1.2 Baseline context – Hillview Quarry SLO

The SIMT describes a continuum for an operation’s SLO, which ‘*can range from rejection to acceptance, approval, support or trust*’ SIMT (2023:9). The SIMT also acknowledges that SLO is dynamic, which is demonstrated by the continuum described above. With well-structured and executed engagement and establishment of working relationships with stakeholders, the status of the operation’s SLO can be developed and improved.

As noted in Section 3.1.4, based on the descriptions provided in the SIMT, the baseline position of most of the stakeholders who engaged with the Project during development of the EIS is collectively ‘*community withdrawal – rejection*’ (SIMT 2023:10). It is noted however, that this view was not unanimous across the range of people who engaged; some stakeholder comment was expressly unconcerned by the Project. Other stakeholder comment was positive about the Project from the perspective of possible employment and/or business opportunities.

Furthermore, numerically, most of the local community did not engage with the Project during the EIS process, based on the number of properties to which notifications were delivered relative to the number of active participants. This does not preclude the possibility that these community members may choose to engage at the formal exhibition stage of the assessment and determination process, for example. No inference can be made on the attitudes of parties who have not actively engaged towards the Project. However, in order to



establish social licence, it would be necessary for the Applicant to promote conditions that allow for broader community engagement with the Project. It should be the aim of the Applicant to establish these conditions as early as possible in the Project's lifecycle, should it be approved to operate. The engagement activities conducted and contacts established during preparation of the SIA and EIS can be used as the basis for this.

As noted in the preliminary comments on social impacts (Section 5.1), it should also be acknowledged that notwithstanding all reasonable attention of the Applicant business to the local community and its legitimate concerns, it is likely that some elements of the community will remain opposed to establishment and/or operation of the quarry. This project-specific conclusion is based on certain engagements during preparation of the SIA and EIS, as reported in Section 3.

6.1.1.3 General approach to developing SLO

As is noted above, the SLO requires developing and maintaining relationships with the host community, over the life of the project. Subsequent discussion on impact mitigation and SIA recommendations (Section 8.2) consistently emphasise the importance of continuing communication and engagement with stakeholders. This is a key mechanism for establishing and maintaining Hillview Quarry's SLO.

6.2 Social impact enhancement

6.2.1 Local area

Based on the expressed views of some participating local stakeholders, parts of the community may not see the project as locally beneficial. Although this may infer that there would be no positive impacts relevant for enhancement, there are opportunities for enhancing relationships with the local community, as is noted in the previous discussion on SLO. Also, if consent is granted, the minimisation of tangible negative impacts can be viewed as a form of enhancement in terms of community outcomes.

The Applicant's stated intention is to provide support to local community organisations through a program of donations, which may be financial or in-kind. This would require engagement with local stakeholders to determine the most appropriate areas or activities for allocation of this local support. This would also be likely to enhance relations with, and provide both tangible and intangible benefits to, the community.

As has been noted (e.g. Sections 3.9.2, 3.14 and 5.10), some local interest in employment or business opportunities was expressed. If such opportunities were realised, the relevant parties would directly benefit from the Project. From a socioeconomic perspective, this would also create indirect beneficial outcomes, as these parties engage in the local and/or regional economies through household consumption activity, for example.

A recommendation of the SIA is that on grant of consent, if received, the Applicant is advised to establish and maintain formal communications channels with the community. This is likely to involve complaints and feedback processes, and possibly recruitment and operation of a



Community Consultative Committee (CCC). In addition to direct operations related matters, the Applicant may also engage with the CCC to investigate opportunities for the business to make social investments in the local community. The form and function of these would be best determined through this means of community input. Instituting these structures would provide opportunities for mitigating effects by keeping the community informed about the quarry's operations and enhancing the social licence to operate of the Project.

6.2.2 Potential employment and commercial opportunities

Two locally-based attendees at the community drop-in sessions expressed interest in employment and business opportunities with the proposed quarry. Community profile information on workforce structure in the immediate social localities also indicated that there may be workers residing in the area for whom the quarry may present suitable employment opportunities in closed proximity to their place of residence, although the local labour force is small.

The direct benefits of any employment or commercial engagement accruing to the local community would be restricted to parties securing work with the quarry. However, this would indirectly support additional social and economic engagements in the area, as employees, contractors etc. and their households spend money in the local and/or regional economy and use their incomes to participate in social activities.

As noted, these effects may be relatively limited, based on the size of the required workforce for the Project. Nevertheless, the outcomes of such engagements would be socially and economically positive.

6.2.3 General community/ broader social locality populations

The general community (represented in this report by the LGA and NSW populations) would be likely to collectively benefit from the project. This derived benefit would be in the form of the development and subsequent access to public infrastructure and private development that require the use of construction materials such as those proposed to be produced by the quarry. However, given that quarry materials are inputs to final infrastructure 'products' (e.g. road improvements), the benefit is unlikely to be apparent, nor material. It is acknowledged that these communities would be in the position to notionally benefit in this way, without experiencing the actual or perceived effects of the operation of a nearby quarry at the local population level. In this respect the relative weight placed on localised effects may be greater.

6.3 Impact mitigation

Project effects that may entail social impacts are described in Section 5. The following initiatives for mitigating these social impacts generally refer to the recommendations of the relevant specialist technical reports. In general terms, the avoidance, minimisation or mitigation of an impact (e.g. through a reduction in planned clearing of vegetation) is



assumed to contribute to reducing the social impacts of the relevant physical or operational impact, (such as on amenity, or people’s experience of their surroundings).

With respect to biodiversity impacts, these are subject of a specific, stepwise mitigation hierarchy of ‘avoid, minimise, offset’, which is the basis of the NSW Environment and Heritage Biodiversity Offset Scheme (DCCEEWS NSW). It is noted that the Biodiversity Assessment Report (BDAR) prepared for the Project addresses this approach in detail.

6.3.1 Traffic impact mitigation

The Traffic and Parking Impact Assessment (TPIA) prepared for the Project by *McLaren Traffic Engineering and Road Safety Consultants* quantitatively addresses matters including the volume of traffic to potentially be generated by the quarry. A summary of the findings of the TPIA as they relate to addressing stated community concerns is presented in Table 4. The DPHI categories of social impact that may be most affected by traffic and road use effects are way of life, accessibility and surroundings.

Table 4: TPIA content addressing identified community concerns

Community concern	TPIA content addressing the concern
Potential road safety effects.	The intersection of The Bucketts Way / Maytoms Lane warrants a basic left and basic right (BAL/BAR) turn treatment. Whilst the warrant assessment only requires a turn treatment for a BAL, it is recommended that the intersection provide a short deceleration lane (AUL[s]) due to road safety considerations and given the dominant use of heavy vehicles travelling to and from the site. As no heavy vehicles are anticipated to turn right into the site, a BAR treatment is the preferred right turn treatment (TPIA p.30). The overall intersection geometry in terms of safety with reference to sight lines is acceptable and it is recommended that regular understorey trimming of trees located within the road reserve occurs to ensure unobstructed sight lines are provided. The existing 85th percentile road speeds of 100km/h, which requires 248m of sight distance, which is achievable (TPIA, p.36) For a rural road with single carriageway, the expected crash rate is 27.6 crashes per 100 million vehicle kilometres travelled. As calculated previously, the crash rate of the Project Area is 0.08 crashes per million vehicle kilometres travelled or 8 crashes per 100 million vehicle kilometres travelled. The Project Area has a crash rate 0.29 times lower (i.e. 8/27.6) than the NSW crash rate for rural roads with a single carriageway. This indicates that drivers utilising Bucketts Way within the Project Area are less susceptible to crashes in comparison to typical single-carriageway rural roads in NSW and hence there is no need to further investigate safety along the Bucketts Way (TPIA p.33).



Community concern	TPIA content addressing the concern
Existing road condition, potential additional damage caused by quarry trucks, and the quarry's obligations with respect to maintenance and/or repair of the road.	Not addressed in TPIA. MCC Section 94 contributions policy with respect to road haulage would apply for the Section of The Bucketts Way within MCC LGA. Port Stephens Council (PSC) Section 94 contributions policy would apply with respect to the section of The Bucketts Way within PSC LGA.
Development of Maytoms Lane to support operations.	Refer to material in relation to ' <i>Potential road safety effects</i> ' in this table. Required clearing of vegetation is addressed in the project BDAR as addressed in this SIA.
Proposed form and functionality of the intersection of Maytoms Lane and The Bucketts Way.	Refer to material in relation to ' <i>Potential road safety effects</i> ' in this table.
Additional congestion at the intersection of The Bucketts Way and the Pacific Highway.	All assessed intersections retain their existing level of service in future 2023 conditions, except for the AM and PM peak hour period at the intersection of Pacific Highway / The Bucketts Way, which has a change of LoS "B" for the right turn from The Bucketts Way to LoS "C", representing an increase in average delay of 4 seconds, with LoS "C" and representing a satisfactory operation (TPIA, p.35).
Additional vehicle emissions and potential effects (e.g. on public health).	Not addressed in TPIA. Addressed in Air Quality Impact Assessment.
Cumulative impacts of this proposal and other proposed quarry developments in the area.	The proposed development results in a low increase to the surrounding traffic network volume when assessed in isolation. Although when considered as part of a cumulative assessment with the Deep Creek Quarry, the combined impacts of both developments result in a LoS "D" for the intersection of The Bucketts Way / Pacific Highway. This results in an acceptable operation, although the intersection is approaching its operating capacity (TPIA, p.35) .

6.3.2 Air quality impact mitigation

The DPHI categories of social impact that may be most affected by air quality are surroundings, and health and wellbeing. The AQIA report identifies a range of avoidance, minimisation and mitigation (AMM) measures to reduce impacts. In summary, recommendations relating to dust management include:

- An air quality management plan (AQMP) plan to ensure effective management and measurement of particulate emissions.
- Dust monitoring near sensitive receptors; in conjunction with reactive management of adverse dust levels by site management.
- Monitoring of the dust fractions that may result in health-related impacts (from the inhalation of fine particulates) and at three specific receptor sites.
- Enforcement of speed limits on unsealed haul and internal roads.
- Water spray recommendations (for dust suppression).



- Investigation of additional dust controls on the equipment, and for the machinery that was shown to contribute the highest proportions of dust e.g. the excavators (2024:36).

The AQIA also concluded that ‘emissions other than dust were assessed by Advitech to be insignificant at the receivers as a result of the proposed Hillview quarry operations’ which can be generated by ‘activities such as blasting and operation of machinery’; and ‘emissions other than dust did not require any assessment by detailed qualitative methods such as air dispersion modelling’ (2024:36).

6.3.3 Noise impact mitigation

As is the case for air quality, the DPHI categories of social impact that may be most affected by noise impacts are surroundings, and health and wellbeing.

6.3.3.1 Construction stage

The NVIA proposes a ‘comprehensive list of measure for construction and maintenance noise and vibration management’ (NVIA Table 56, 2024:87-89). These AMM measures are presented as management measures; source controls; path controls; and receptor controls. A review of these four groupings indicates that some of the measures would be essential, and would effectively be implemented throughout these stages of the Project. Other measures may be used dependent on circumstances and can be interpreted as adaptive management approaches.

It is noted that both ‘management measures’ and ‘path control’ groupings recommended community consultation activities, including complaints receipt and management. Should the Project receive consent to establish and operate, these mechanisms would be key to ensuring that local stakeholders are able to address matters of concern to them, and to protect their interests through these means.

6.3.3.2 Operations stage

Operations stage impact management initiatives principally revolve around the operational hours during which certain activities should and should not occur. Restrictions around drill and blast activities are an obvious example.

Given the inherent uncertainty regarding later stages of the Project, the NVIA proposes that an adaptive management approach be taken to managing issues such as operating hours restrictions and the use of plant. Operations stage AMM measures also include capacity for the community to identify concerns, and have these addressed.

6.3.4 Blasting impacts mitigation

The DPHI categories of social impact that may be most affected by blasting impacts are surroundings, and health and wellbeing. The NVIA states that ‘While the assessment indicates that blasting activities are likely to comply with the relevant criteria, impacts may



be perceived by sensitive receivers adjacent to the site' (2024:90). Management methods identified are:

- Reducing the maximum instantaneous charge and use of appropriate delays.
- Establishing blast times in accordance with prevailing meteorological conditions.
- Optimising blast design.
- Orienting blasts away from receivers (where possible) (2024:90).

In addition to these operational actions, the NVIA also recommends that 'provisions are made for notifying neighbours of planned blasts and monitoring of overpressure and ground vibration of blasts as they occur. This should aid in the establishment of mechanisms to modify blast designs and respond to any complaints as may be required' (2024:90).

These proposed approaches are supported as recommendations for managing social impact elements of this activity.

6.3.5 Surface water and groundwater mitigation

The DPHI category of social impact that may be most affected in relation to impacts on water sources (ground and surface) is surroundings.

6.3.5.1 Surface water

The SWIA includes mitigation measures for various potential impacts, which, due to their technical nature are not reproduced in this report. These measures are included in Section 12 of the SWIA. In summary, references are:

- Baseflow reductions: Section 12.1, Table 32.
- Runoff water quality: Section 12.2, Table 33.
- Chemical or hydrocarbon spills: Section 12.3, Table 34.
- Flooding impacts: Section 12.4, Table 35.
- Catchment yield and environmental flows: Section 12.5, Table 36.

The SIA recommends that the proposed measures be adopted, should the project be approved. Taking into account the extent of impacts described and the mitigation measures proposed, it is assessed that the risk of impacts can be effectively managed with respect to impacts on the site and on the catchment environs. The proposed mitigation measures are relevant to addressing stakeholder concerns on ecosystem services, access to and use of the natural environment, and related amenity.

6.3.5.2 Groundwater

As noted in Section 5.6.2, the GWIA reports groundwater impacts either 'minor adverse – not significant' or 'negligible – not significant'. The GWIA recommends development and implementation of a Water Management Plan (WMP¹⁷) and an Environmental Management Plan (EMP). These measures are endorsed with respect to their contributions to avoidance, minimisation and mitigation of social impacts relating to groundwater effects.

¹⁷ This is also a recommendation of the SWIA.



6.3.6 Biodiversity impact avoidance, mitigation and offsetting

The BDAR indicates that the Project is unlikely to create major impacts on the ecological environs of the area. Potential DPHI impact category effects would be most likely for surroundings. The BDAR also includes proactive mitigation strategies for potential impacts. These are summarised as:

- Pre-clearing surveys, tree felling protocol, wildlife exclusion fencing and monitoring and maintenance of retained bushland around the periphery of the site.
- A rehabilitation management plan would also be prepared to guide the staged soil management and planting of disturbed areas over the life of the project.

The BDAR also includes a Biodiversity Offsets Scheme assessment, the detailed conclusions of which are presented in the BDAR. In summary, these are:

- Ecosystem credits: BDAR Executive Summary, (refer to Table E1).
- Species credits: BDAR Executive Summary, (refer to Table E2).

With respect to social impacts, these measures are assessed as specifically addressing stakeholder concerns about their surroundings, particularly in regard to ecosystem services, and amenity. The SIA recommends that the proposed measures be adopted, should the Project be approved.

6.3.7 Heritage impact mitigation

The ACHA report includes mitigation and management strategies for any Aboriginal items that may be discovered on the site, noting that there are no known sites, and a site survey also did not detect any items. The mitigation and management strategies are included in Section 8 of the ACHA report. In summary, these are:

- Conservation/protection.
- Further investigation.
- AHIP (Aboriginal Heritage Impact Permit).

The potential sources of social impact for these effects relate to culture and the possible effects on health and wellbeing that any impact may have on affected people. The SIA recommends that the proposed measures be adopted to address impacts, should the Project be approved. It is noted that in doing so, the ACHA report requires that in relevant circumstances, *‘Decisions about the management of sites and potential archaeological deposits should be made in consultation with the appropriate local Aboriginal community’* (ACHA p.48).

6.3.8 Visual impact mitigation

The most likely DPHI category to be impacted in relation to visual impacts is surroundings. Regarding mitigation, the VIA states that; *‘Proposed mitigation measures addressing materials and finishes together with additional landscape works within the Project site would assist in minimising the potential for visual effects’*; and *‘Given overall visibility, any further*



or more significant mitigation measures are not considered necessary to minimise visual effects’ (VIA, p.14).

6.3.9 Community objections regarding the EIS process

As noted, the level of community acceptance of the project is characterised as the basis of its social licence. An important determinant of this in the context of the EIS process is stakeholder perceptions on engagement. This directly relates to the impact category of decision-making systems described in the SIAG as *‘including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms’* (SIAG 2023:19).

Section 3 of the SIA provides a detailed account of engagement undertaken, including limitations and/or identified problems with engagement. The preparing firm, the Applicant and other technical advisors have directed appropriate resources and effort to establishing and maintaining contact with the community with respect to the Project and providing engagement opportunities. Contact with the community has also included several invitations to provide details that would facilitate continuing engagement. Central to this engagement program has been information provided in relation to the subsequent formal exhibition process post-lodgement and the opportunity this provides for stakeholders to engage directly with DPHI as the consent authority, with the benefit of full project information.

As is acknowledged in Section 6.1.1.2, there is a likelihood that some proportion of stakeholders will remain resistant to meaningful engagement. This is interpreted as a form of objection to the Project, even in the absence of accompanying objections to substantive elements of the Project. However, ongoing provision of formal and informal opportunities for stakeholders to engage with the Applicant and the Project are the most appropriate means for ensuring that legitimate community concerns are addressed in a timely and effective manner. As noted, this is consistent with aims for developing an SLO for the Project should it obtain approval to establish and operate.

6.4 Residual impacts

The most enduring residual impact of the Project would be the remaining quarry void, once operations are completed. A detailed Rehabilitation Strategy has been developed for the Project. The strategy is, of itself, a detailed program for mitigating the residual effects of the quarry. The strategy includes both progressive and post-quarrying rehabilitation activity. A detailed description of the final landform is presented in Section 7.0 and subsections within the Rehabilitation Strategy.

Rehabilitation of the site would address long term outcomes of specific impacts (such as, for example, on post-quarrying surface water), as they relate to social impacts as assessed throughout Section 6. From a practical perspective, the area to be quarried does not present material issues with respect to visual impacts, noting that stakeholder engagement did not identify this as an issue of significance. The proposed quarry and final landform would



remain on land owned by the Applicant and would therefore not present long term or permanent effects on third parties as it would not be accessible to the public.



7 Monitoring and management framework

The material presented in this section has been prepared with reference to the DPHI *Social Impact Management Toolbox for State Significant Projects* (SIMT). As is noted in Section 3.9, using the SIMT as guidance, it is evident that a number of the engaged stakeholders are opposed to the Project and may remain so, regardless of proposals with respect to mitigation and management of operational effects. It has also been noted that other stakeholders were either positively interested in the Project, or expressly not concerned by it. No inference can be made with respect to the remaining majority of the local community who did not engage during the pre-lodgement engagement activities.

There are various effects that on face value are of concern to the community, that can be effectively mitigated should consent be granted. These are discussed in the assessment of social impacts, and enhancement, mitigation and residual effects (Section 5 and Section 6 respectively). Each of the specialist technical reports includes discussion of impact management approaches. The reports identify the monitoring required to allow measurement and management of any effects. In general, monitoring standards apply to such operations and effects (e.g. air and water quality). These would be imposed on the quarry, either in the form of consent conditions or under other regulatory obligations, and would be accepted and actioned by the Applicant, noting that the Applicant is an experienced quarry operator and is conversant with requirements.

The impacts on The Bucketts Way are the most apparent expected Project effect. The quarry would have an incremental impact on traffic levels and potentially other effects such as road safety, and road wear. Given the existing level of use and the likelihood that other use will continue to increase over time regardless of the presence of the Project, this effect is more difficult to mitigate or manage, because of the large and increasing number of contributors to overall use. This includes other users of the road who generally would not be required to specifically contribute to its upkeep, as the case would be for the Applicant.

Other physical effects of quarry operations, such as dust emissions and surface water quality, for example, can be physically monitored, as is provided for in mitigation measures summarised in Section 6.3 of the SIA, and in detail in the relevant technical reports within the EIS. From the perspective of addressing stakeholder concerns, a key element of these processes is making information available to the community on monitoring results. Examples of potential means for doing this are directly through a CCC, or through the issue of information on a specific website for the quarry. The Applicant may also consider other direct means (such as for example, SMS or other electronic notifications in relation to blasting schedules).

Despite the reasonable prospect that most impacts can be effectively monitored, detected and managed, this may not be satisfactory to some local stakeholders. However, the



Applicant should continue to engage with willing members of the community, with a view to ensuring that the community is provided with accurate information about the Project.

7.1.1 Social Impact Management Plan (SIMP)

As noted, the mitigation measures proposed in the preceding sections provide actionable means for addressing Project social impacts. From the perspective of informing stakeholders of these measures and their proposed implementation, it may be appropriate to compile these into a Social Impact Management Plan (SIMP). This is discussed in further detail in Section 8.2.3 (recommendations).



8 Conclusions and recommendations

8.1 Conclusions

The proposed development and operation of Hillview Quarry is likely to have different effects on the populations of the various social localities assessed in the SIA. Regional-level strategic documents indicate the need for ongoing supply of quarried materials to support the construction of the infrastructure and housing needed to support population growth. As a result, at the broader community levels, the project is likely to have positive impacts, although these may not be material in scale, nor apparent in some respects.

Communities nearer to the quarry site would be more exposed to its operational effects and may experience these as material impacts. The expectation that this would occur was expressed by most of those members of the community who participated in engagement on the Project. The majority of participants expressed opposition to the Project, although there were also some parties who were expressly unconcerned, or interested in potential positive engagements with the Project. The level of response to invitations to engage regarding the Project was low as a proportion of the local population, however no positive or negative inferences can be made in relation to the majority of the population that did not engage.

There are a number of impacts of concern to stakeholders relating to proposed operations. Overall, the likelihood of traffic and transport impacts of quarry-related truck movements on The Bucketts Way was the most commonly identified concern. The TPIA for the Project addresses current and likely impacts. These impacts can be mitigated to some extent by management actions, such as limitations on time permitted for truck movements. The Project would also be subject of heavy vehicle road use contributions by councils, that can be applied to managing effects on The Bucketts Way in particular.

With respect to other effects, technical assessments of these also include recommendations for the avoidance, minimisation and mitigation of impacts. In most instances, these impacts can be managed to accepted industry standards.

There have been expressions of dissatisfaction with regard to community engagement on the Project. Despite efforts to address concerns, it is inevitable that some parties will continue to contest the adequacy of engagement, noting that part of this dissatisfaction has been expressed as concerns with the consent process, despite compliance with the DPHI structure and guidance. The SIA includes recommendations for ongoing engagement with local stakeholders should the Project obtain approval. However, there is some likelihood that some parties may remain resistant to participation, or may choose not participate in engagement directly addressing the substantive aspects of the Project.

The Project would create employment and potentially some business opportunities in the local and regional areas. Overall these would be positive for directly engaged parties, and indirectly positive on local communities and economies, based on the additional activities that incomes would support. The Applicant has also indicated its intention to directly



support the local community through direct contributions to appropriate organisations and activities.

The SIA recommends that the most effective mechanism for enhancing positive aspects of the Project and managing its negative impacts is to maintain continuing engagement with the local community in particular. This may be through both formal and informal channels.

Assessment of the social impacts of the proposed Project requires consideration of the differential effects on the local and broader communities. This necessitates consideration of the exposure to, and materiality of effects, and relative ‘weighting’ of these. Although this is a matter central to assessment and determination by DPHI, it is submitted that the most substantial issue for local and immediate regional stakeholders relates to traffic and transport effects on The Bucketts Way. If the effects of the additional use relating to the quarry can be managed, it is possible that, on balance, the overall social effects of the Project would be positive.

8.2 Recommendations

8.2.1 Ongoing community engagement

The Applicant should develop and implement community/stakeholder engagement plans and structures during all stages of the Project. During the development/construction stage, it is recommended that provision for keeping immediate land occupants advised on activity can be included in a more general management plan for these works. This may need to be extended to include other parts of the community with respect to any planned disruptions during work on the Maytoms Lane/ The Bucketts Way intersection.

8.2.1.1 Complaints handling mechanism

The engagement structure should also include the mechanism for the receipt, management and resolution (where possible) of complaints from the public. As the Applicant is an experienced operator of quarries and related industrial sites, it is presumed that this mechanism can be adapted as required for implementation in the specific circumstances of the proposed Hillview Quarry.

8.2.1.2 Community Consultative Committee

During the operational life of the quarry, the Applicant may consider the establishment of a Community Consultative Committee (CCC) as an effective structure for regular, formal engagement with the community. As is the case with the complaints handling mechanism, the Applicant’s prior operational experience may involve working with CCCs for its other sites. Should it be determined that a CCC should be established for the quarry, it is recommended that an independent chair be appointed, as the arbiter of the CCC’s charter/rules of operation.

8.2.2 Recommendations of technical reports

To the extent that they may contribute to avoidance, minimisation or mitigation of social impacts, the recommendations proposed in specialist technical reports forming parts of the EIS are endorsed. Some of these are summarily noted in Section 6 of the SIA. These should be implemented as recommended by the respective technical specialists.

As noted in Sections 5.8 and 6.3.1 with regard to management of Aboriginal heritage items, it is presumed that technical report recommendations are based on relevant standards. Therefore, it is expected that the recommended measures are compliant with regulatory requirements and industry standards.

8.2.3 Social Impact Management Plan (SIMP)

Based on stakeholder engagement and other factors supporting the conclusions and recommendations of this SIA, it is concluded that the range of impact avoidance, minimisation and mitigation proposals for the Project provide sufficient risk management capacity. Accordingly, it is not considered that a Social Impact Management Plan (SIMP) is necessarily indicated at this stage. This conclusion takes into account DPHI's recommended process for development of a SIMP in the third, post-approval stage, if required (refer to Figure 4). However, if DPHI determines that a SIMP is indicated, it is recommended that the Applicant prepare this in compliance with the Social Impact Management Toolbox (SIMT, DPHI, February 2023). In particular, engagement with stakeholders may contribute to development of an effective SIMP.

Figure 4



Source: DPHI SIAG (2023:12)

In the circumstance that DPHI requires development of a SIMP, the framework should be based on that presented in the SIMT (2023:17-18). It should incorporate the range of mitigation measures from this SIA and technical reports. These are outlined in Section 6, and detailed in the relevant technical reports lodged as part of the EIS.



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Annexure A: Author declaration

Aigis Group firm profile

Aigis Group is a small consultancy firm based in Lake Macquarie, NSW. The firm was established in 2004, although the founding partners (Scott Holmes and Mark Sargent) had worked collaboratively on projects since 2002, including social, economic and market research engagements. The firm was established on the basis of its ability to engage the skills of a group of consultants to augment the firm's internal skills as required, and maintains capacity to operate on that basis, as required.

The firm provides a range of research services, including the provision of economic and socioeconomic impact assessments to organisations in the public sector, property development, licensing, mining, and other industries. A summary list of relevant engagements can be provided on request.

Author profile

Dr Mark Sargent (MMktg, MBA[Merit], PhD) has been the firm's Principal Consultant since 2006, and is the author of this document. Mark's doctoral degree was in politics and specifically, regulatory policy. He has taught public policy at the University of Newcastle, and management at the TAFE Hunter Institute. He has also held a variety of past directorship roles. Mark is a past graduate of the Australian Institute of Company Directors (AICD), and an Affiliate Member (Allied Professional), of the Planning Institute of Australia (PIA).

Author declaration

The author warrants that:

1. The SIA contains all information relevant to the SIA for the project, which was known to the author at the time of preparation.
2. That none of the information in the SIA is false or misleading.

The author also requires that the reviewer/reader refers to the disclaimer forming part of the SIA (page 2).



Mark Sargent
19 December 2024



Annexure B: DPHI SIA Guidelines & principles compliance matrices

SIAG compliance questions matrix

General	Location in SIA
1 Does the lead author meet the qualification and experience requirements?	Annexure 1
2 Has the lead author provided a signed declaration?	Annexure 1
3 Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Entire SIA
Project's social locality and social baseline	Location in SIA
4 Does the SIA report identify and describe all the different social groups that may be affected by the project?	Section 3; Section 4; Annexure C; Annexure D
5 Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Section 3; Section 4; Section 5; Section 6; Annexure D
6 Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Section 3; Section 4; Section 5; Annexure C; Annexure D
7 Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?	Section 3; Section 4; Section 5; Annexure C; Annexure D; Annexure J; Annexure K.
8 Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Section 4; Section 5; Section 6; Section 7; Annexure C; Annexure D
Identification and description of social impacts	Location in SIA
9 Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Section 3; Section 4; Section 5; Section 6; Annexure C; Section D; Annexure J; Annexure K.
10 Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Section 1; Section 3; Section 5; Section 6; Annexure D.



11 Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Section 1; Section 3; Section 6; Annexure E
Community Engagement	Location in SIA
12 Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Section 3; Section 5; Annexure E; Annexure F.
13 How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Section 3; Section 5; Section 6; Section 7; Section 8; Annexure D.
Predicting and analysing social impacts	Location in SIA
14 Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Section 3; Section 4; Section 5; Section 6; Annexure C; Annexure D.
15 Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Section 3; Section 4; Section 5; Section 6; Annexure D
16 Does the SIA report identify its assumptions, and include sensitivity analysis and alternative scenarios? (including ‘worst-case’ and ‘no project’ scenarios where relevant)	Section 1; Section 2;
Evaluating significance	Location in SIA
17 Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Section 3; Section 4; Section 5; Section 6; Section 8; Annexure D
18 Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Section 4; Section 5; Section 6; Section 8; Annexure D
Responses, monitoring and management	Location in SIA
19 Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Section 6; Section 7; Section 8



20 Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Section 6; Section 7; Section 8
21 Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Section 6; Section 7; Section 8

SIA principles matrix

Principle	Location in SIA
Action-oriented	Section 6; Section 7; Section 8.2
Adaptive	Section 1; Section 3; Section 5; Section 6.
Culturally responsive	Section 3; Section 4; Section 5; Section 6; Annexure 6
Distributive equity	Section 3; Section 4; Section 5; Section 6; Annexure 6; Annexure 9.
Impartial	Throughout
Inclusive	Section 3; Section 4; Section 6; Section 7
Integrated	Throughout
Life-cycle focus	Section 3; Section 5; Section 6; Section 7; Annexure 6; Annexure 8
Material	Section 3; Section 4; Section 5; Section 6; Section 7
Precautionary	Section 3; Section 5; Section 6; Section 7; Annexure 6
Proportionate	Throughout
Rigorous	Throughout
Transparent	Throughout



Annexure C: Scoping material Evidence of DPHI SIA scoping worksheet

Social Impact Assessment (SIA) Worksheet				Project name: SSD 8239 Hillview Hard Rock Quarry				Date: Sep-23										
PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE	PREVIOUS INVESTIGATION OF IMPACT	CUMULATIVE IMPACTS	Update Assessment Level Impact	ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT	Clear Assessment Level Impact			PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES		
Which project activity/ activities could produce social impacts?	What social impact categories could be affected by the project activities?	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB: Where there are multiple stakeholder groups affected differently by or in respect of more than one impact from the activity please add an additional row.	Has this impact previously been investigated (on this or other projects)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation.	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects.	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its extent (i.e. number of people potentially affected)?	duration of expected impacts? (i.e. construction vs operational phase)	Intensity of expected impacts (i.e. scale or degree of change)?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?	Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?	
		Is the impact expected to be positive or negative?											Secondary data	Primary Data - Consultation	Primary Data - Research			
Noise and blasting	health and wellbeing	May also have impacts on surroundings and community. Community expressed concerns over noise and vibration, overpressure and dust generation.	Negative	No		Yes		Unknown	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research		
Air quality (dust emissions etc)	health and wellbeing	Dust emissions; emissions from plant and machinery.	Negative	No		Yes		Unknown	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research		
Water	surroundings	Impact on Myall River catchment	Positive	No		Unknown		Unknown	Unknown	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research		
Biodiversity	surroundings	Loss of habitat and effect on native animals	Positive	No		Unknown		Unknown	Unknown	Unknown	Unknown	No	Detailed assessment of the impact	Required	Broad consultation	Targeted research		
Heritage	culture	Any impact on sites that are significant to the local Aboriginal community	Positive	No		Unknown		Unknown	Unknown	Unknown	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research		
Traffic and transport	access	Traffic volumes; traffic safety; safety of intersection between Mayrinos Lane and The Buckle's Way; road damage to The Buckle's Way	Negative	Unknown		Yes		Yes	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research		



DPHI SIAG Technical Supplement – Examples of social impacts for different development types - Quarry

Project summary	Impact categories likely to require assessment	Notes, examples and questions to consider
Quarry		
New quarry in locality with two other quarries, including processing facilities and road haulage	Way of life	• Will the quarry affect how adjacent residents get around daily, or how they use the land? • Will there be benefits or changes to how people work? • What will be combined impacts of multiple operations on people's general way of life?
	Community	• Will the character of the area, including quiet enjoyment, or the sense of place, change? • How will community cohesion be impacted during planning, construction and operation? • Could the distribution of impacts and benefits affect community cohesion?
	Accessibility	• What are the impacts on roads and how people use them (including pedestrians and public transport)? • Will construction and/or operation affect people's access to the things they need and value? • Will the project impact accessibility of or demand for community facilities, services or public space (e.g. sports fields)?
	Culture	• Will the project affect people's values and beliefs associated with the locality, including how they value landforms and waterways? • Could the project cause intangible harm through cultural or spiritual loss (loss or diminution of traditional attachment to the land or connection to Country and associated cultural obligations to care for Country, or loss of rights to gain spiritual sustenance from the land)?



	Health and wellbeing	• Will there be health impacts? • Will the project generate stress and uncertainty about changes to adjacent uses, and cumulative change?
	Surroundings	• Will the project materially change how people experience landscape and nature values? • What are the visual impacts of quarry equipment and infrastructure? • Will construction or operations affect public safety for pedestrians, children, drivers or cyclists?
	Livelihoods	• Will the project affect people's ability to sustain themselves through employment or business opportunities? • Will the economic benefits and impacts be equally distributed, e.g. between local and regional communities? • Will Aboriginal people have the ability to gain sustenance (spiritual or otherwise) from the land?
	Decision-making systems	• Can affected people make informed decisions and do they feel they can influence project decisions, including elements of project design, community needs, funding agreements and investments? • Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?



Comparison of Hillview quarry SIA findings against DPHI example questions – new quarry development

Impact categories likely to require assessment	Notes, examples and questions to consider	SIA findings
Way of life	Will the quarry affect how adjacent residents get around daily, or how they use the land? Will there be benefits or changes to how people work? What will be combined impacts of multiple operations on people's general way of life?	The project would create additional traffic on The Bucketts Way between Maytoms Lane and the Pacific Highway. Some employment and business opportunities may be realised by people in the locality or region. Cumulative effects of the quarry and others already operating or approved may increase perceived and/or actual impacts on people, based on some stakeholder feedback.
Community	Will the character of the area, including quiet enjoyment, or the sense of place, change? How will community cohesion be impacted during planning, construction and operation? Could the distribution of impacts and benefits affect community cohesion?	Nearby stakeholders have some concerns in this regard, and some impacts would be likely. Operating policies would reduce impacts by restricting operations (based on time and other factors). The majority of the engaged stakeholders share views on the project As noted in the SIA, under the UEG, this position is assessed as 'community withdrawal – rejection'. The majority of the local community remained unengaged throughout the SIA development process, although no firm position can be attributed to this majority. Stakeholder feedback indicated a perception that there would be no local benefit from the project. However, this is not interpreted as a source negative impacts on community cohesion.



Impact categories likely to require assessment	Notes, examples and questions to consider	SIA findings
Accessibility	What are the impacts on roads and how people use them (including pedestrians and public transport)? Will construction and/or operation affect people's access to the things they need and value? Will the project impact accessibility of or demand for community facilities, services or public space (e.g. sports fields)?	The project would create additional traffic on The Bucketts Way between Maytoms Lane and the Pacific Highway Additional traffic impacts would be the only likely practical impact on accessibility. Impacts on public infrastructure would generally be restricted to additional traffic on The Bucketts Way. The Applicant proposes to provide contextually substantial community contributions to organisations in the immediate settlements.
Culture	Will the project affect people's values and beliefs associated with the locality, including how they value landforms and waterways? Could the project cause intangible harm through cultural or spiritual loss (or diminution of traditional attachment to the land or connection to Country and associated cultural obligations to care for Country, or loss of rights to gain spiritual sustenance from the land)?	Stakeholder feedback indicates that there may be some effects in this regard. As stated this relates to values and beliefs which are subjective. The project ACHA indicates a low likelihood of such outcomes. This is principally based on the existing highly modified state of the site, as pasture land.
Health and wellbeing	Will there be health impacts? Will the project generate stress and uncertainty about changes to adjacent uses, and cumulative change?	Some stakeholder feedback indicates concerns for health. Specialist technical reports in part address the likelihood of such outcomes. Some stakeholder feedback indicates concerns of this nature. Such concerns are subjective, and from a stakeholder perspective may not be capable of being satisfactorily resolved.



Impact categories likely to require assessment	Notes, examples and questions to consider	SIA findings
Surroundings	Will the project materially change how people experience landscape and nature values, including post-mining? What are the visual impacts of mine equipment and infrastructure? Will construction or operations affect public safety for pedestrians, children, drivers or cyclists?	Parts of the redeveloped Maytoms Lane and its intersection with The Bucketts Way would be the only areas of the quarry visible to the public. The operational areas of the quarry would not be visible to the public due to site topography and distance from The Bucketts Way and nearby properties The TIA for the project addresses potential effects on the function of The Bucketts Way as the main road that would be affected.
Livelihoods	Will the project affect people's ability to sustain themselves through employment or business opportunities? Will the economic benefits and impacts be equally distributed, e.g. between local and regional communities?	The project would create employment and business opportunities, some of which may benefit people in the local or surrounding areas. Direct economic benefit would be mainly concentrated with engaged employees or business operators, however this may produce additional economic activity. The benefit of additional supply of materials for infrastructure development would be more broadly distributed.
Decision-making systems	Can affected people make informed decisions and do they feel they can influence project decisions, including elements of project design, community needs, funding arrangements and investments? Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?	Stakeholder feedback has been distributed to technical consultants during EIS development, to facilitate prospective responses. Some stakeholder input indicates that there is and will be dissatisfaction with the EIS process. This is assessed as being unlikely to be resolved in the limited number of instances involved. Recommendations for these mechanisms are included in the SIA. The Applicant operates other quarries and has experience in complaints and related procedures.



Impact distribution assessment and SIA scoping matrix (SEARs)

Table XX: Assessment of impact distribution						
Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in consultation?	Local effect	Regional effect	State-wide effect
Noise & blasting	- a detailed assessment of the likely construction, operational and offsite transport noise impacts of the development in accordance with the Interim Construction Noise Guideline, NSW Noise Policy for Industry and the NSW Road Noise Policy respectively, and having regard to the Voluntary Land Acquisition and Mitigation Policy; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the Interim Construction Noise Guideline; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people, animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines; - reasonable and feasible mitigation measures to minimise noise emissions; and - monitoring and management measures, in particular real-time and attended noise monitoring.	Way of life; Health & wellbeing; surroundings	✓	x		



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in consultation?	Local effect	Regional effect	State-wide effect
Air quality	- a detailed assessment of potential construction and operational impacts, in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW, and with a particular focus on dust emissions including PM2.5 and PM10, and having regard to the Voluntary Land Acquisition and Mitigation Policy; - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products; - reasonable and feasible mitigation measures to minimise dust and emissions; and - monitoring and management measures, in particular, real-time air quality monitoring.	Way of life; Health & wellbeing; surroundings	✓	x		
Biodiversity	- accurate predictions of any vegetation clearing on site; - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, undertaken in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report; and - a strategy to offset any residual impacts of the development in accordance with the Biodiversity Offsets Scheme.	Culture; surroundings	✓	x	x	



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Water	- a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures; - identification of any licensing requirements or other approvals under the Water Act 1912 and/or Water Management Act 2000; - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP); - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP; - an assessment of any likely flooding impacts of the development; - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives; - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts.	Health & wellbeing; surroundings; livelihoods	✓	x		



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Biodiversity	- accurate predictions of any vegetation clearing on site; - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, undertaken in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report; and - a strategy to offset any residual impacts of the development in accordance with the Biodiversity Offsets Scheme.	Culture; surroundings	✓	x	x	
Heritage	- an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in Attachment 1.	Community; culture; surroundings	✓	x		



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Traffic & transport	- accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products, concrete and other materials; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; - an assessment of cumulative traffic impacts, having regard to any other proposed developments in the locality; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); and - a description of existing and proposed access roads.	Access; community	✓	x	x	
Land resources	A detailed assessment of: - potential impacts on soils and land capability (including potential erosion, land contamination and biosecurity risks) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long-term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 2.17 of State Environmental Planning Policy (Resources and Energy) 2021, paying particular attention to the agricultural land use in the region.	Livelihoods; surroundings				



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Waste management	- estimates of the quantity and nature of the waste streams that would be generated or received by the development; - details of liquid waste and non-liquid waste management, including: - o the transportation, assessment and handling of waste arriving at or generated at the site; o any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site; - o the method for disposing of all wastes or recovered materials; - o concrete and cement/fly ash spillage and clean up arrangements; - o identification of the history of concrete waste materials arriving on site and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material; - o the emissions arising from the handling, storage, processing and reprocessing of waste; and - o the proposed controls for managing the environmental impacts of these activities. - any measures that would be implemented to minimise, manage or dispose of these waste streams, in accordance with the NSW Waste Avoidance and Resource Recovery Strategy 2014-21; and - Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.	N/A				



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Hazards	Including an assessment of the likely risks to public safety, paying particular attention to potential bushfire risks and the transport, handling and use of any hazardous or dangerous goods.	Health & wellbeing				
Visual	Including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, including with respect to any new landforms, and to minimising the lighting impacts of the development	Surroundings				
Social & Economic	- a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: - o the significance of the resource; - o the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and - o the demand for the provision of local infrastructure and services.	Way of life; community; culture; health & wellbeing;	✓	✗		✓



Assessment matter	SEARs description	Social impacts potentially indicated	Indicated in initial consultation?	Local effect	Regional effect	State-wide effect
Rehabilitation	Including the proposed rehabilitation strategy for the site having regard to the key principles in the Strategic Framework for Mine Closure, including: - rehabilitation objectives, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.	Community; livelihoods	✓	✗	✓	✓
				LEGEND		
				Effect assessment	Positive	✓
					Negative	✗



Annexure D: Community profiles

Personal and population characteristics

Table D1: Personal and population characteristics (2021 Census)¹⁸

	SAL (%)	POA (%)	SA2 (%)	LGA (%)	NSW (%)
Population	457	2,018	5,235	96,579	8,072,163
Estimated Resident Population (ERP) 2023	N/P ¹⁹	N/P	5,361	97,909	8,342,285
Male	51.9	50.2	50.3	48.8	49.4
Female	48.1	49.8	49.7	51.2	50.6
Median Age	41 years	47 years	51 years	54 years	39 years
< 15 years	21.2	18.1	16.1	14.5	18.2
15-29 years	15.7	13.8	12.1	12.2	18.7
30- 44 years	16.1	14.9	13.5	12.7	21.0
45-59 years	24.5	22.9	23.3	18.5	18.7
60-74 years	17.5	20.3	24.4	27.1	15.6
≥ 75 years	5.1	9.7	10.7	14.9	7.9
Born in Australia	84.2	81.4	81.8	82.2	65.4
Aboriginal/Torres Strait Islander	4.2	6.3	6.7	7.3	3.4
Parents' country of birth					
Both parents born overseas	9.3	10.0	10.2	12.3	39.4
Father only born overseas	4.8	5.2	5.2	5.5	6.3
Mother only born overseas	5.0	3.0	3.0	3.5	4.6
Both parents born in Australia	70.9	71.5	71.3	70.8	43.7
Not stated	10.0	10.3	10.3	7.9	6.0
Language					
English (only spoken at home)	90.2	89.6	89.2	89.9	67.6
Non-English language (spoken at home)	0.0	2.2	3.2	4.3	29.5
Legally registered relationship status					
Married	48.2	49.3	48.4	47.5	47.3
Separated	1.9	3.7	4.5	4.1	3.2
Divorced	11.3	9.8	11.5	12.3	8.6
Widowed	4.4	7.3	6.6	8.4	5.1
Never married	34.7	29.9	29.0	27.6	35.7

Data source: ABS 2024

Observations on personal and population characteristics

- The Booral SAL, 2425 POA and SA2 populations represent approximately 0.5% , 2.1% and 5.4% of the total LGA population respectively. The population is small in the regional context (the centres of Taree and Forster-Tuncurry account for the majority of the LGA population).
- The Booral community has a substantially younger age profile than the SA2 and LGA. This is indicated by the lower median age, and the higher proportions of

¹⁸ Except as otherwise stated.

¹⁹ Not published



residents in the age groups to 59 years. The SA2 and LGA have higher proportions of residents in the older age groups, compared with Booral and NSW.

- There is a lower proportion of Aboriginal and/or Torres Strait Islander residents in Booral than in the SA2 and LGA more generally. However, given the nature of the project, these residents' interests would be addressed through ongoing consultation with the representative bodies and individuals during development of the EIS. It is also appropriate that this engagement continues into the operational stage, should approval be granted.
- The local and regional populations appear to be generally culturally and linguistically homogenous. Although not all data are recorded in the table, the data presented and other accompanying Census data indicate that there are no apparent groups who may be more or less affected by the proposed quarry, on the basis of these characteristics.
- Similarly, there are no other population characteristics suggesting specific groups within the communities, whose interests may be more or less affected by the closure of the mines.

The very small population count for the Booral SAL should be considered as having some influence on the data presented in the subsequent sections, relating to families and households, income levels and employment.

Population projections

NSW Department of Planning and Environment (DPHI) population projections for the SA2 and the LGA are presented in Table D2. Population in the SA2 is projected to decline by 7% over the period. The LGA population will increase by 14.4%, which is lower than the projected population increase of 20.9% for NSW.

Table D2: DPHI population projections 2021-2041

	2021	2026	2031	2036	2041	Change (%)
SA2	4,750	4,718	4,649	4,545	4,416	-7.0
LGA	95,073	98,912	102,660	105,940	108,760	14.4

Population by age

Figures D1 and D2 display time series for population change by age in the SA2 and LGA, as assessed by DPHI. Changes by age group for the two populations are presented in Table D3 and are graphically represented in Figure D3.

Both figures demonstrate the extent to which the population will age. This is most apparent in the projected increase in the 75 years and older age group in each chart. The declines in the proportions of other age groups are pronounced for the SA2.



Figure D1

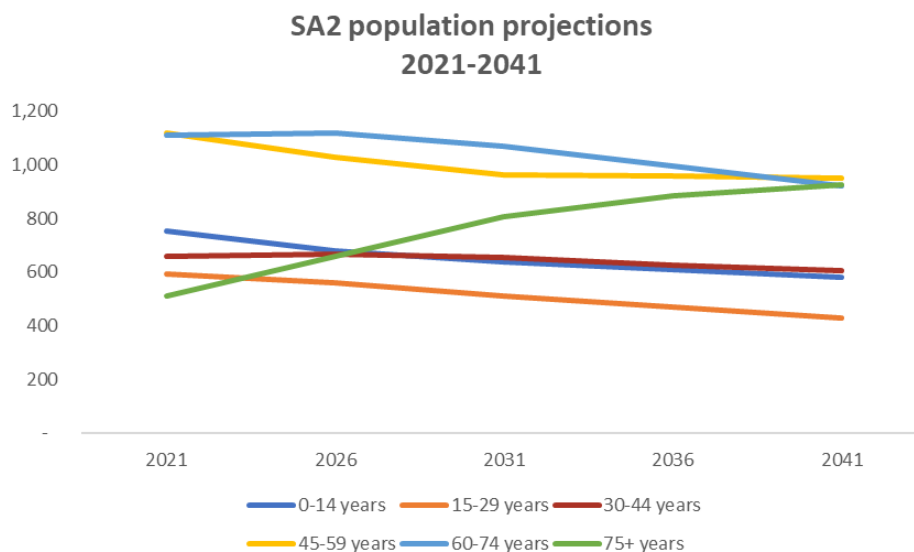


Figure D2

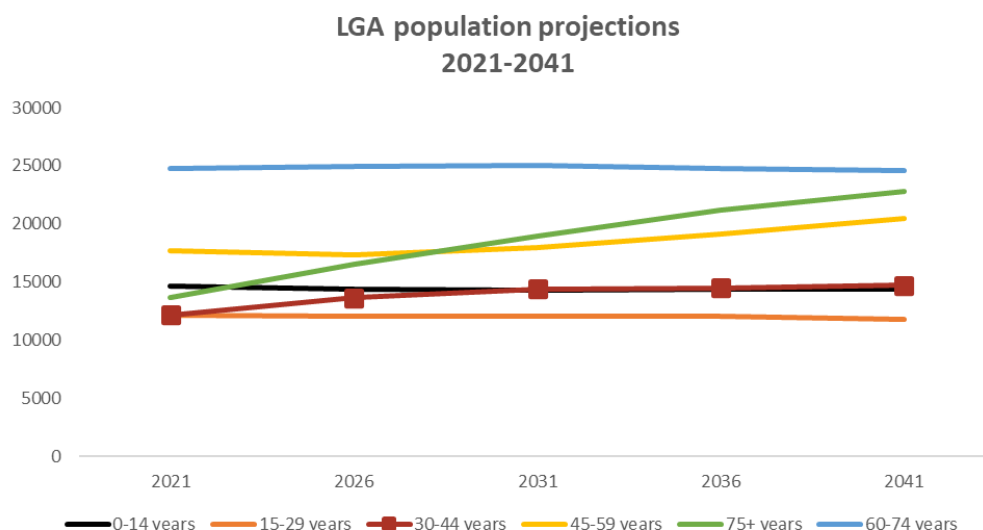


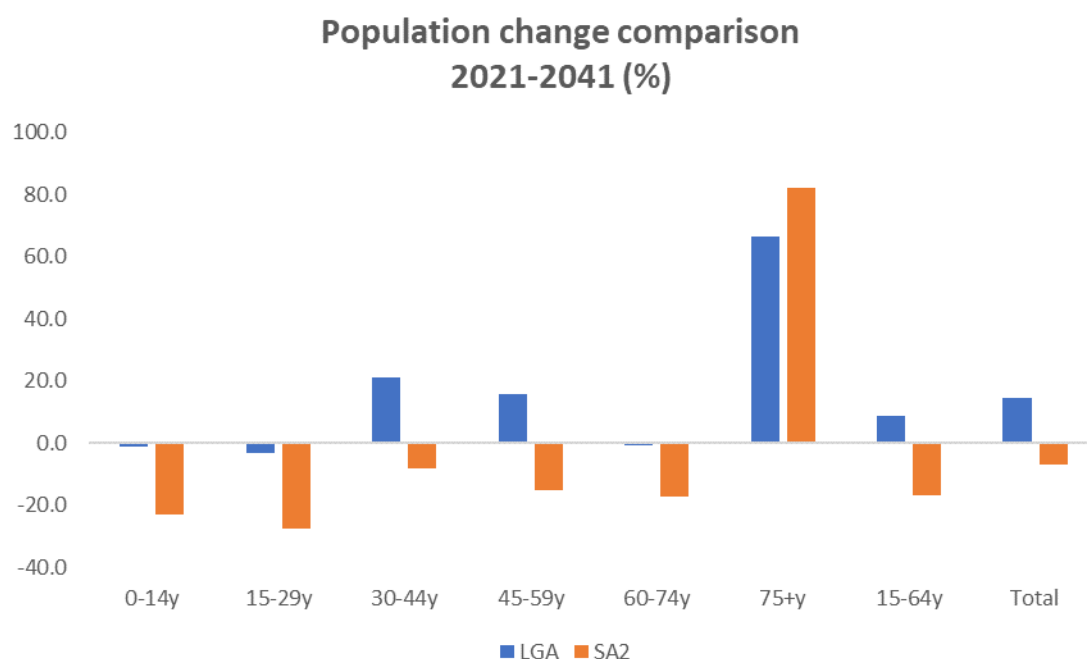
Table D3 Projected population change by age group (DPHI)

Age group	SA2 (%)	LGA (%)
0-14 years	-23.0	-1.3
15-29 years	-27.6	-3.2
30-44 years	-8.0	21.1
45-59 years	-15.2	15.6
60-74 years	-17.2	-0.6
75+ years	82.0	66.4
Total	-7.0	14.4
15-64 years	-16.9	8.8

Working age population projections

ABS has historically assumed the population between 15 and 64 years as the working age population. Adopting this assumption, this population cohort is represented in Table D3 (above). Consistent with overall relative growth projections, the working age population will decline in the SA2, but increase in the LGA. Figure D3 directly compares changes by age group for the two populations. This demonstrates the projected broad decline in the SA2 population across age groups.

Figure D3



Localised data – Transport for NSW (TFNSW)

In its capacity for planning transport infrastructure, TfNSW produces population projections at a geographic level described as 'Transport Zones' (TZ). TZ's are defined using variables to determine likely future transport demand. These variables include population. The nominal Booral TZ (TZ 7707) is shown in Figure D4. Because DPHI does not publish population data at very small levels such as SALs, TZ data are used to provide an indication of potential population change. However, it is noted that the TZ population is in the order of four times the nominal population of the Booral SAL, based on the 2021 TZ estimate and Census data. Generally, proportional population change will be similar for both the TZ and the SA2. The two most apparent differences are a smaller decline in the 0-14 years group for the TZ, and a larger increase in the 75+ group for the SA2.



Figure D4: Booral TZ (7707)



Image source: TfNSW 2024

Table D4: Projected population change by age group (DPHI/TfNSW)

Age group	TZ (%)	SA2 (%)	LGA (%)
0-14 years	-5.0	-23.0	-1.3
15-29 years	-27.6	-27.6	-3.2
30-44 years	-8.0	-8.0	21.1
45-59 years	-15.2	-15.2	15.6
60-74 years	-16.3	-17.2	-0.6
75+ years	72.2	82.0	66.4
Total	-6.4	-7.0	14.4

Family and household characteristics

Table D5: Family and household characteristics

	SAL (%)	POA (%)	SA2 %	LGA %	NSW %
Couple without children	44.0	45.4	49.4	53.5	37.9
Couple with child(ren)	52.6	40.9	34.6	27.9	44.7
One parent with child(ren)	5.2	10.4	14.7	17.2	15.8
Other family	2.6	1.5	1.2	1.4	1.6
Total households	160	720	1,957	39,661	-
Family households	72.5	71.2	70.4	66.4	71.2
Single/lone person households	25.0	27.1	26.8	30.8	25.0
Group households	2.5	1.7	2.8	2.8	3.8
Average people/household (count)	2.7	2.5	2.4	2.2	2.6



Observations on household and family characteristics

- Household and family data are consistent with personal and population characteristics, again highlighting the younger profile of the immediate SAL community, compared with the SA2 and LGA.
- The most salient figures in this respect are the larger proportions of couple with children families, and family households. Additionally, the larger average household size for the SAL community is consistent with the higher proportions of children in the age group data (Table D5).
- Total household counts demonstrate that the SAL is a small proportion of the SA2 and LGA populations of households (8.2% and 0.4% respectively).

Housing projections

DPHI housing projections for the SA2 and LGA are presented in Table D6.

Table D6: DPHI implied dwelling demand projections 2021-2041

	2021	2026	2031	2036	2041	Change (%)
SA2	2,568	2,622	2,629	2,596	2,536	-1.2
LGA	52,998	56,043	59,090	61,760	64,034	20.8



Income and housing-related data

Table D7: Income, employment & housing-related data

	SAL	POA	SA2	LGA	NSW
Income	\$	\$	\$	\$	\$
Median weekly personal income	721	635	564	564	813
Median weekly household income	1,607	1,366	1,069	1,060	1,829
Median weekly family income	1,928	1,767	1,362	1,341	2,185
	%	%	%	%	%
% households < \$650 gross p.w.	17.6	20.6	23.4	26.4	16.3
% households > \$3000 gross p.w.	24.3	17.7	12.7	9.3	26.9
Labour force status	%	%	%	%	%
In the labour force	61.7	54.8	50.3	43.9	58.7
Not in the labour force	30.6	35.4	40.9	48.6	35.5
Not stated	9.1	9.9	8.9	7.4	5.9
Employment status	%	%	%	%	%
Worked full time	54.9	55.5	50.8	47.9	55.2
Worked part time	32.6	31.9	34.7	38.3	29.7
Away from work	6.2	7.5	8.7	7.6	10.2
Unemployed	6.2	4.9	5.8	6.2	4.9
Housing tenure	%	%	%	%	%
Owned outright	39.5	41.6	46.6	48.1	31.5
Owned with a mortgage	42.7	40.0	32.7	23.9	32.3
Rented	13.4	12.8	15.2	22.5	32.6
Dwelling structure	%	%	%	%	%
Occupied private dwellings	87.2	84.8	84.4	83.7	90.6
Separate house	96.2	97.6	98.0	82.3	65.6
Semi-detached, row or terrace house, townhouse etc.	0.0	0.4	0.8	8.8	11.7
Flat or apartment	0.0	0.0	0.4	7.0	21.7
Other dwelling	0.0	0.4	1.1	1.7	0.7
Housing costs	\$	\$	\$	\$	\$
Median monthly mortgage repayment	1,733	1,733	1,538	1,500	2,167
Median weekly rent	310	310	300	315	420

Observations on income, employment status and housing-related data

- Local (SAL) households have higher incomes, a higher proportion of households with higher incomes, and greater labour force participation than the SA2 and LGA. Again, this is consistent with the younger age profile and the related number of family households when compared the SA2, but particularly with the LGA.
- Housing costs are higher in the SAL, however this is interpreted as being consistent with the higher income levels recorded. The higher proportion of properties owned under mortgage is also indicative of younger households, who have not been established as long as those whose properties are fully owned. Outright ownership is substantially more predominant among the older SA2 and LGA populations.



- Generally, the POA, SA2 and LGA have lower indicators of socioeconomic status (SES) compared with the SAL. ABS Socioeconomic Indexes for Areas (SEIFA) data are reported in Table D8. These demonstrate the comparatively lower SES of the larger regional areas compared with the SAL, when compared with their relevant geographical groups. This is most clearly emphasised in the 'decile' rankings²⁰. A comparison of scores for the SAL, POA, SA2 and LGA emphasises the relatively higher scores and decile rankings for Booral for each index, when compared with the SA2 and LGA. This is consistent with the higher income measures reported in the Census data. The exception to this is that the POA has the same decile ranking for the Index of Economic Resources (IER) as the SAL, indicating that the two areas have comparable outcomes for this element of SES.

Table D8: SEIFA Indexes – 2021 Census

	Index of Relative Socioeconomic Disadvantage (IRSD)		Index of Relative Socioeconomic Advantage and Disadvantage (IRSAD)		Index of Economic Resources (IER)		Index of Education and Occupation (IEO)	
	Score	Decile	Score	Decile	Score	Decile	Score	Decile
Booral	1003	5	979	5	1030	6	967	5
POA	979	4	947	4	1016	6	923	3
SA2	946	2	915	2	988	5	903	2
LGA	943	3	912	3	963	4	905	3

- The higher incomes for the SAL are consistent with the higher level of workforce participation. The proportion of participation progressively declines as the regional area is expanded. A related part of the difference in income levels between the SAL and its surrounding larger populations is the higher proportion of retirees, as indicated by the elevated proportion of people not in the workforce.

²⁰ Increments of 10%. IRSD is read inversely to all other indexes (i.e., the lower decile/score indicates greater levels of disadvantage). Other indexes are read progressively (higher decile/score indicates higher index levels).



Occupation and industry of employment

Table D9: Occupation & industry of employment

	SAL	POA	SA2	LGA	NSW
Occupation	%	%	%	%	%
Technicians & Trades Workers	22.4	17.8	15.7	14.5	11.9
Managers	20.5	17.5	17.1	12.3	14.6
Professionals	14.3	12.4	12.0	16.6	25.8
Clerical & Administrative Workers	11.9	10.7	9.5	10.6	13.0
Machinery Operators & Drivers	9.0	9.9	9.7	6.2	6.0
Labourers	8.6	13.7	15.0	12.6	8.2
Community & Personal Services Workers	5.7	10.6	11.0	15.0	10.6
Sales Workers	5.7	5.7	7.0	10.1	8.0
Industry of employment (top responses)	%	%	%	%	%
Poultry Farming (Eggs)	6.2	3.0	-	-	0.0
Other Social Assistance Services	4.3	-	-	3.9	2.4
Supermarket and Grocery Stores	3.8	-	2.9	3.3	2.5
Painting and Decorating Services	2.9	-	-	-	0.3
Local Government Administration	2.9	3.0	-	-	1.3

- As may be expected for a small rural community, Booral SAL has distinctive occupation and industry structures. For example, the largest occupational group for the SAL (Technicians and Trades Workers) was the second largest group for the SA2, the largest for the POA, third largest for the LGA and fourth largest for NSW.
- The POA has a notably different industry of employment profile to the SAL. The three largest industries of employment for the POA were 'Aged Care Residential Services' (3.6%), 'Beef Cattle Farming' (3.4%) and Road Freight Transport (3.2%). The Project may provide opportunities for some local residents who are employed in road freight transport.
- The relatively large proportion of managers should also be interpreted as being related to the rural character of the local areas. At SA2 level 'Managers' were the largest occupational group, and the second largest at POA level. Census Working Population Profile (WPP) data reveal that 57.3% of these managers are classified as Farmers and Farm Managers. Although WPP data is not available at SAL and POA level, it is possible that the even larger proportion of managers in the SAL (20.5%) and POA (17.5%) were employed in agricultural/farming industries.
- The larger representations of Machinery Operators and Drivers (POA, SAL and SA2) may indicate that there are opportunities for local employees to be engaged at the proposed quarry. The POA has the highest proportional representation of these employees, which is interpreted as being related to the comparatively high proportion of residents employed in the Road Freight Transport sector.
- Dependent on the mix of trades and technical skills within the local populations, the higher proportion of these occupations may also support local employment on the project.



The ‘top response’ industries are based on those of the SAL. The comparative data on industry of employment are incomplete because they are not reported at the level of specialised and localised industries (such as poultry farming) for all larger areas in which they are not well represented.

- The prevalence of poultry farming (eggs) as the largest employing industry in Booral demonstrates the specialisation noted above, and the very small local industrial base. In a broader sense, agricultural activity as the main employing industry is consistent with the Gloucester region. For example, the largest single industry for the SA2 was Beef Cattle Farming (Specialised).
- The only category represented across all four populations is ‘supermarkets and grocery stores’, which offer relatively geographically dispersed employment opportunities that are also accessible in terms of skills.

[Summary comments – social baseline, demographic profile](#)

The SA2 and LGA are characterised by older populations, whereas the local Booral SAL population is younger. This is apparent in a number of measures identified in the preceding sections. On the basis of household and/or family life stages, the household data may be interpreted as indicating that these younger households may continue to be resident in the area for extended periods, as compared with the older households that are more prevalent across the regional areas.

There are no demographic characteristics that indicate increased vulnerability to effects of the project for any part of the community. As is noted in the SIA, with the exception of quarry-related traffic, which is a more generalised issue, proximity is the most apparent determinant of vulnerability to a range of project effects.

The local population compares favourably on income and other SES measures, as summarised by the SEIFA indexes. The broader LGA has lower indicators for these characteristics, but this is related to an older population, with lower workforce participation and a comparatively high proportion of people on fixed incomes (e.g. age pension).

Although decisions on employment depend on individual circumstances, the workforce structure of the area may promote employment of local workers. This particularly relates to trades and technical workers, and machinery/plant operators and drivers.

Annexure E: Social risk assessment matrix

DPHI SIA assessment framework

Table 3 Defining likelihood levels of social impacts

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Table 4 Dimensions of social impact magnitude

Dimensions		Details needed to enable assessment
Magnitude	Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations).
	Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
	Severity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
	Intensity or Importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
	Level of concern/Interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.



Table 5 Defining magnitude levels for social impacts

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Table 6 Social Impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very High	Very High
B	Likely	Low	Medium	High	High	Very High
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium



Table AE:1: Social impact rating summary					
Description of social impact	Baseline assessment	Evidence for baseline & with project assessments	With project assessment	Avoidance, minimisation & mitigation (AMM) measures	Post-mitigation assessment
Traffic impacts (Road safety and capacity, additional truck movements, road damage)	A4	1. SEARs requirement (Social and Economic): assessment of ‘demand for the provision of local infrastructure and services’. 2. SIAG COSIs ²¹ : access; way of life; surroundings. 3. Baseline effects are already serious, based on community engagement. 4. Community engagement identified traffic as a major issue of concern that will increase impacts. 5. Project will increase truck movements on The Bucketts Way (increasing traffic volume and possible increasing delays at Pacific Highway). 6. Effects of trucks entering The Bucketts Way from Maytoms Lane. 7. Potential road safety impacts. 8. Damage to roads caused by trucks. 9. Effects on residents near Maytoms Lane due to proximity.	A5	1. Time restrictions on truck movements. 2. Development of Maytoms Lane and intersection with The Bucketts Way to be designed to reduce impacts. 3. All truck movements to and from the quarry would be east of Maytoms Lane. 4. All southbound truck movements in morning and afternoon peaks to turn left from The Bucketts Way onto the Pacific Highway. South and east bound trucks to turn back at Tarean Road. 5. Mandatory S94 contributions to Mid-Coast and Port Stephens Councils. 6. All vehicle drivers (including of trucks and light vehicles) to comply with NSW road rules (TPIA Annexure G). 7. All vehicle drivers to otherwise comply with the Driver Code of Conduct (TPIA Annexure G).	A4

²¹ Categories of social impacts



Description of social impact	Baseline assessment	Evidence for baseline & with project assessments	With project assessment	Avoidance, minimisation & mitigation (AMM) measures	Post-mitigation assessment
Health & amenity impacts (quarry development and operations)	E1	- SEARs requirements for relevant categories of effects: Noise and blasting; air quality; water; hazards; visual; heritage. - SIA scoping tool activities: Noise & blasting; air quality; water. SIAG COSIs: health and wellbeing; surroundings; culture. - Baseline situation is assessed as no impacts from the site. Community engagement indicates concerns on health and amenity impacts of quarry operations, including air quality (e.g. dust), noise, blasting impacts and potential effects on water resources.	A3	- Implementation of recommendations in relevant technical reports regarding AMM of potential impacts. - Ongoing monitoring and management activity over life of project. - Continuous engagement with potentially affected stakeholders (e.g. through CCC).	B3
Effects on landholders near the site (impacts of quarry development and operations); property values	E1	- SEARs requirements for relevant categories of effects: Biodiversity; Land resources (land use compatibility); Visual. - SIA scoping tool activities: Biodiversity; visual; air quality; social and economic. SIAG COSIs: health & wellbeing; way of life; surroundings; livelihoods. - Baseline situation is assessed as minor impacts from the site from current landholder uses (access to rural property for recreational and grazing activity). - Some landholders, particularly those near to Maytoms Lane will be affected during required development works and long term through operations. - Effects on property values.	A5	- SEARs mandates rehabilitation of the site with regard to <i>Strategic Framework for Mine Closure</i>. - Implementation of recommendations in relevant technical reports regarding AMM of potential impacts. - Ongoing monitoring and management activity over life of project. - Continuous engagement with potentially affected stakeholders (e.g. through CCC).	A3



Description of social impact	Baseline assessment	Evidence for baseline & with project assessments	With project assessment	Avoidance, minimisation & mitigation (AMM) measures	Post-mitigation assessment
Socioeconomic benefit to parts of the local community	E1	1. SEARs requirement: social and economic. 2. SIA scoping tool activities: social & economic. SIAG COSIs: livelihoods; community; way of life. 1. Community engagement revealed perception that distribution of benefit, with the general view being that the quarry would result in no benefit for the local community. 2. Project will potentially be a source of business and employment in the local area. 3. Road use contributions are levied to 'rectify the accelerated wear caused by heavy vehicle traffic' (MCC S94 Contributions Plan – Road Haulage Contributions). However, the contributions may also contribute to rectifying wear from other users that are not subject of S94 contributions.	C3	1. Some of the jobs created may be filled by local workers. Economic effect is a substitution for current/previous job, but there may be advantages in terms of employment nearer to home. 2. Some business would be conducted with local firms, supporting these businesses and local employment. 3. Applicant intends to contribute \$12 million to the community over the life of the project. 4. All taxes paid by the Applicant nominally result in a per capita return to the community.	A3
Net socioeconomic benefit to NSW	D1	1. SEARs requirement: (Social and Economic): The costs and benefits of the project, identifying whether the development as a whole would result in a net benefit to NSW. . .	B2	No AMM measures required.	B2
Clearing of trees & vegetation for Maytoms Lane and quarry works	E1	1. SEARs requirement: biodiversity. 2. SIA scoping tool activities: biodiversity (clearing). SIAG COSIs: surroundings; way of life. 3. Community engagement comment, loss of habitat and ecological effects on habitat and native animals. 4. Some trees and vegetation will be cleared on the lane. Limited clearing will occur on the northwestern extremity of the Stage 5 extraction area. 5. The substantial majority of the quarry and void is on improved (deforested) land/ pasture. 6. May impact on visual amenity, sense of place.	A2	250 Ecosystem Credits in relation to four (4) Plant Community Types (PCTs). 4,137 Species Credits in relation to twelve (12) species (11 fauna, 1 flora).	A1



Description of social impact	Baseline assessment	Evidence for baseline & with project assessments	With project assessment	Avoidance, minimisation & mitigation (AMM) measures	Post-mitigation assessment
Cumulative impacts (based on proximity to other similar projects/ operations)	A3	1. SEARs requirement: an assessment of the likely impacts of all stages of the development, including any cumulative impacts due to other developments in the vicinity (completed, underway or proposed), taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice. 2. SIAG COSI/s: surroundings; health and wellbeing; way of life 3. Community engagement identified cumulative impacts from approved Deep Creek Quarry and operating Karuah Quarry. 4. Karuah Quarry is approximately 17km (linear) from the site. No material cumulative effects are anticipated. 5. Hillview Quarry and Deep Creek Quarry would have a cumulative effect on traffic and transport on The Bucketts Way. 6. There may be perceived cumulative impacts of development and operations activity on the site (e.g. air quality, noise). Practical affectation is addressed in the relevant specialist reports.	A4	Mitigation recommendations contained in relevant technical reports (e.g. TIA; AQIA; NVIA).	A3



Description of social impact	Baseline assessment	Evidence for baseline & with project assessments	With project assessment	Avoidance, minimisation & mitigation (AMM) measures	Post-mitigation assessment
Increased supply of materials for regional development, including housing, infrastructure etc.	C1	1. SEARs requirement: (Social and Economic): The costs and benefits of the project, identifying whether the development as a whole would result in a net benefit to NSW. . . 2. SIAG COSI/s: Accessibility 3. Benefit likely to be distributed across areas into which the quarry materials are sold for use, thus supporting additional access to infrastructure etc.	A1	No AMM interventions required.	A1
Application of additional road haulage charges to regional roads maintenance	C1	1. SEARs requirement: (Social and Economic): The costs and benefits of the project, identifying whether the development as a whole would result in a net benefit to NSW. . . 2. SIAG COSI/s: Surroundings; accessibility. 3. Charges applied to regional roads, potentially including The Bucketts Way.	A2	Investigate the extent to which the haulage charges can be specifically allocated to road maintenance in the immediate area (most specifically, The Bucketts Way).	A2
Concerns/complaints over EIS and engagement processes.	A1	1. SEARs requirement: Engagement with (<i>inter alia</i>): affected landowners; community groups. 2. SIAG COSI/s: Decision-making systems.	A1	Nil proposed. This involves a small number of stakeholders. Interactions with these stakeholders indicate that these process-related objections cannot be resolved.	A1



Social risk assessment matrix – Hillview Quarry

Table AE.2: Social risk assessment – Hillview quarry – post mitigation		
Project activity	Mitigated risk rating/ positive/ negative/ neutral effect	
Traffic impacts (Road safety and capacity, additional truck movements, road damage)	A4	
Health and amenity impacts of development and operations ²²	B3	
Effects on landholders near the site (impacts of quarry development and operations); property values	A3	
Socioeconomic benefit to parts of the local community (i.e. employees, engaged businesses)	A3	
Net socioeconomic benefit to NSW	B2	
Clearing of trees & vegetation for Maytoms Lane and quarry works	A1	
Cumulative impacts (based on proximity to other similar projects/ operations)	A3	
Increased supply of materials for regional development, including housing, infrastructure etc.	A1	
Application of additional road haulage charges to regional roads maintenance.	A2	
Concerns/complaints over EIS and engagement processes.	A1	
	Positive effect	
	Negative effect	

²² For example, air quality, GHG, water, noise and vibration, blasting.



Annexure F: Notification to adjoining landowners/occupants

AIGIS GROUP



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 413 17 992 919
13 DEBS PARADE
DUDLEY NSW 2290
M: 0423 489 284
E: mark@mseag.com.au

Recipient name
Address

STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-8329
HILLVIEW HARD ROCK QUARRY, 67 MAYTOMS LANE BOORAL, NSW 2425

Dear Sir/Madam

The Applicant, Coastwide Materials Pty Ltd, is preparing a State Significant Development (SSD) application as identified above, for the development and operation of a hard rock quarry. A description of the proposed SSD is reproduced in the table below.

Application Number	SSD-8239
Proposal	The Hillview Hard Rock Quarry Project, which involves: ▪ establishing a quarry to extract and process up to 1.5 million tonnes of hard rock per annum for up to 30 years; ▪ constructing associated site infrastructure and amenities; ▪ transporting material off-site via public roads; and ▪ progressively rehabilitating the site.
Project Name	Hillview Hard Rock Quarry
Location	67 Maytoms Lane, Booral NSW, within Mid-Coast LGA
	Coastwide Materials Pty Ltd

The location of the quarry site is identified in the attached diagrams. Additional development and operations information is as follows:

- Vehicle movements to and from the quarry will be via Maytoms Lane, The Bucketts Way and the Pacific Highway (A1). Improvement works will be carried out on Maytoms Lane. These will include an intersection upgrade at The Bucketts Way.
- Clearing of relatively small areas of vegetation to make way for access, construction and operational activities;
- Site preparation and earthworks;
- Construction and use of internal access roads;
- Installation and/or upgrade of required site servicing infrastructure;
- Installation and operation of ancillary site infrastructure, including two weighbridges, crushing and screening plant, pugmill, pre-coat plant, workshop, site office and amenities, parking areas and product storage areas;



- Removal and stockpiling of overburden (exploration indicates very little overburden) from the quarry extraction area (not included in the extraction rate) for use during rehabilitation.
- Extraction of hard rock material from the quarry by blasting and subsequently by mobile plant (front end loaders, dozers etc.).

An Environmental Impact Statement (EIS) is being prepared for the project. As part of the EIS, this firm is preparing the required Social Impact Assessment (SIA). The SIA considers the proposal from the perspective of its potential effects on relevant stakeholders, based on engagement with these parties. As you may appreciate, nearby land occupants are a priority stakeholder group.

As a neighbouring land occupant, this firm is seeking to establish contact with you in order to allow an opportunity for you to provide preliminary comment on the proposed development. At this stage, your views will assist in identifying issues that should be considered in the preparation of the SIA and the EIS. Contact will also allow ongoing provision of information as the SSD application proceeds.

Should the SSD receive approval, Coastwide Materials will establish a Community Consultative Committee (CCC) to permit continuing engagement with local stakeholders during the development and operational stages. At the appropriate stage, expressions of interest for participation in the CCC will also be sought, following from initial contact.

Coastwide Materials and this firm would appreciate if you are able to establish contact by the following means:

Email: mark@mseag.com.au

Surface mail: FAO Mark Sargent
13 Debs Parade
Dudley NSW 2290

Should you have any further questions regarding this notification, please contact Mark Sargent on 0423 489 284.

Yours sincerely

Aigis Group

Mark Sargent

Principal

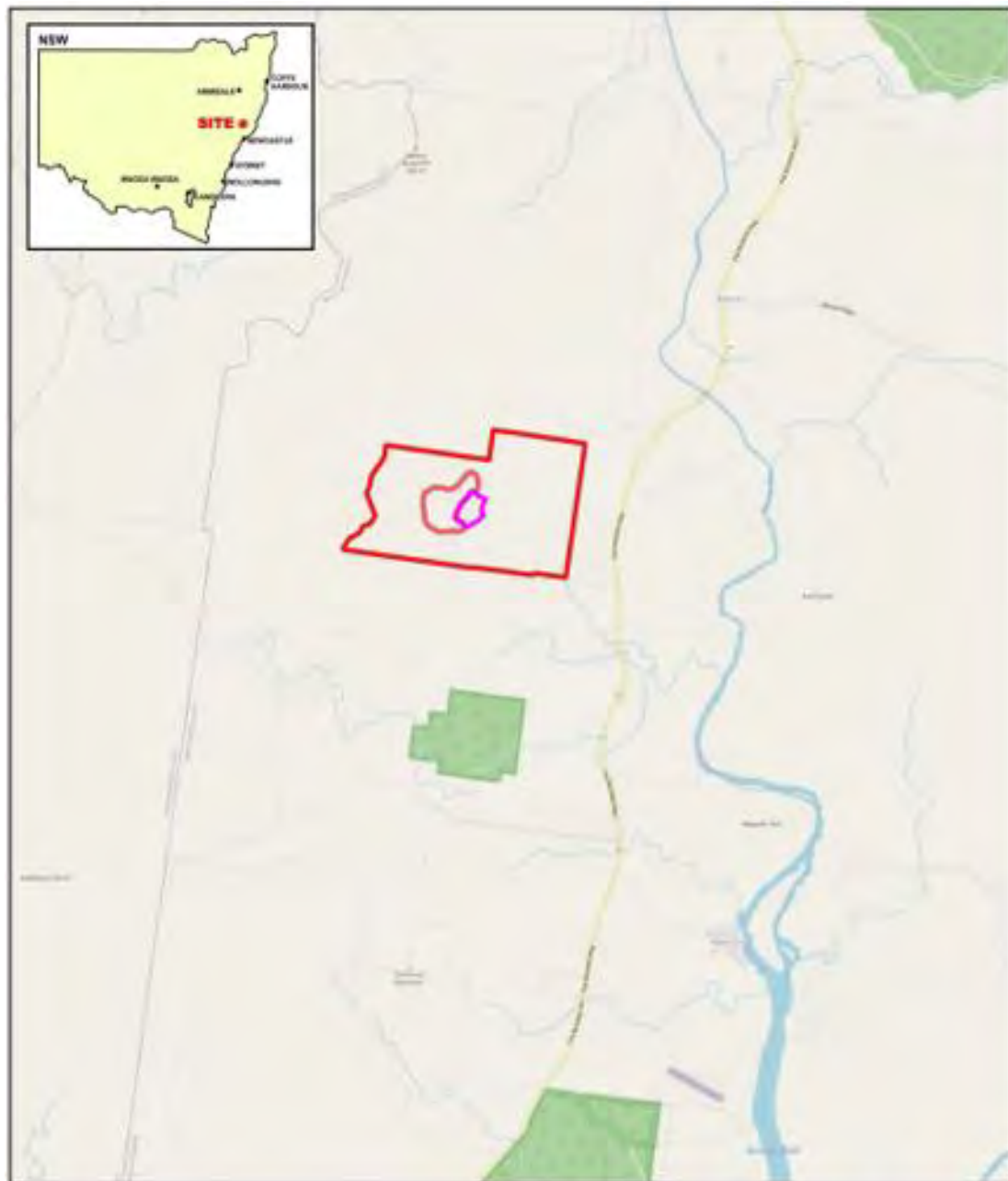
Aigis Group/Mark Sargent Enterprises

13 Debs Parade Dudley NSW 2290

(M): 0423 489 284

(E): mark@mseag.com.au

Notification attachment; Site location diagram 1



Legend

- | | |
|--|--|
|  Site Boundary |  Quarry Boundary |
|  Lot Boundary (Cadastral) |  Process Pad Boundary |

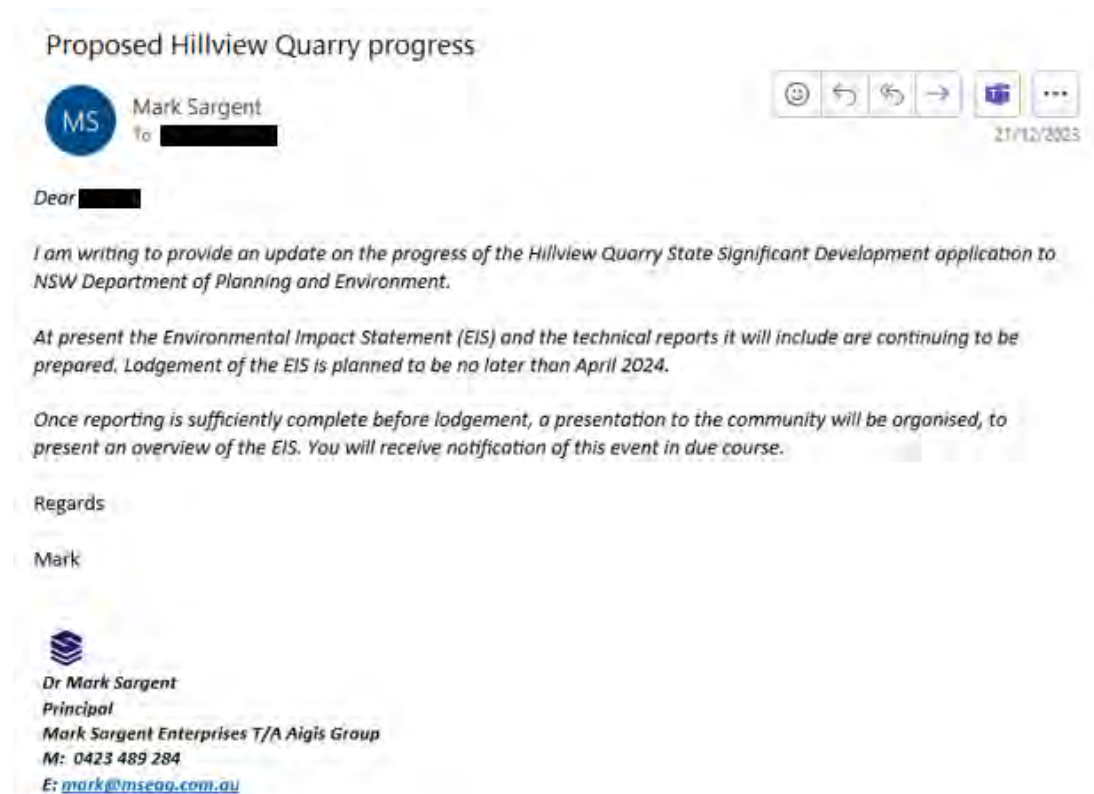
Notification attachment; Site location diagram 2







Annexure G: Sample project update email, December 2023





Annexure H: Copy of update notifications March 2024.

Direct mail (letterbox drop) material

Aigis Group
26 March 2024



AIGIS GROUP



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41 317 992 919
13 DEBS PARADE
DUDLEY NSW 2290
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E: mark@mseag.com.au

UPDATE ON STATE SIGNIFICANT DEVELOPMENT APPLICATION HILLVIEW QUARRY, 67 MAYTOMS LANE BOORAL, NSW 2425

Dear Sir/Madam

I am writing to provide a status update on the proposed Hillview Quarry project. The Environmental Impact Statement (EIS) for the project is due to be lodged in mid to late April. Residents who have provided email contact information have been previously advised that once the EIS is sufficiently complete, a community information session will be held to provide an outline of the EIS content.

At this stage, it is planned to run this information session around the time the EIS is completed for lodgement with the Department of Planning, Housing and Infrastructure (DPHI, formerly Department of Planning and Environment), which will allow all information to be complete when presented. A summary of each of the assessment requirements will be presented, including the matters that the community has previously identified as being of greatest interest, which are:

- Traffic matters (volumes, safety, road wear, Maytoms Lane intersection and congestion at Pacific Highway intersection).
- Operations effects; dust/emissions, noise and blasting.
- Required clearing and effects on flora and fauna.
- Amenity effects on nearby property occupants and/or activities.
- Cumulative effects of similar projects in the area.
- Effects on water in the Karuah River catchment.

At the information session, the project team will also provide information on when the EIS will be exhibited by DPHI and how it may be accessed.



Aigis Group
26 March 2024



If you have not previously provided an email address and would like to be directly notified about the information session, you are invited to contact me by email, to be added to the notification list. You are also invited to provide comment on the effects of the project that are of interest to you. The email address is as follows:

mark@mseag.com.au

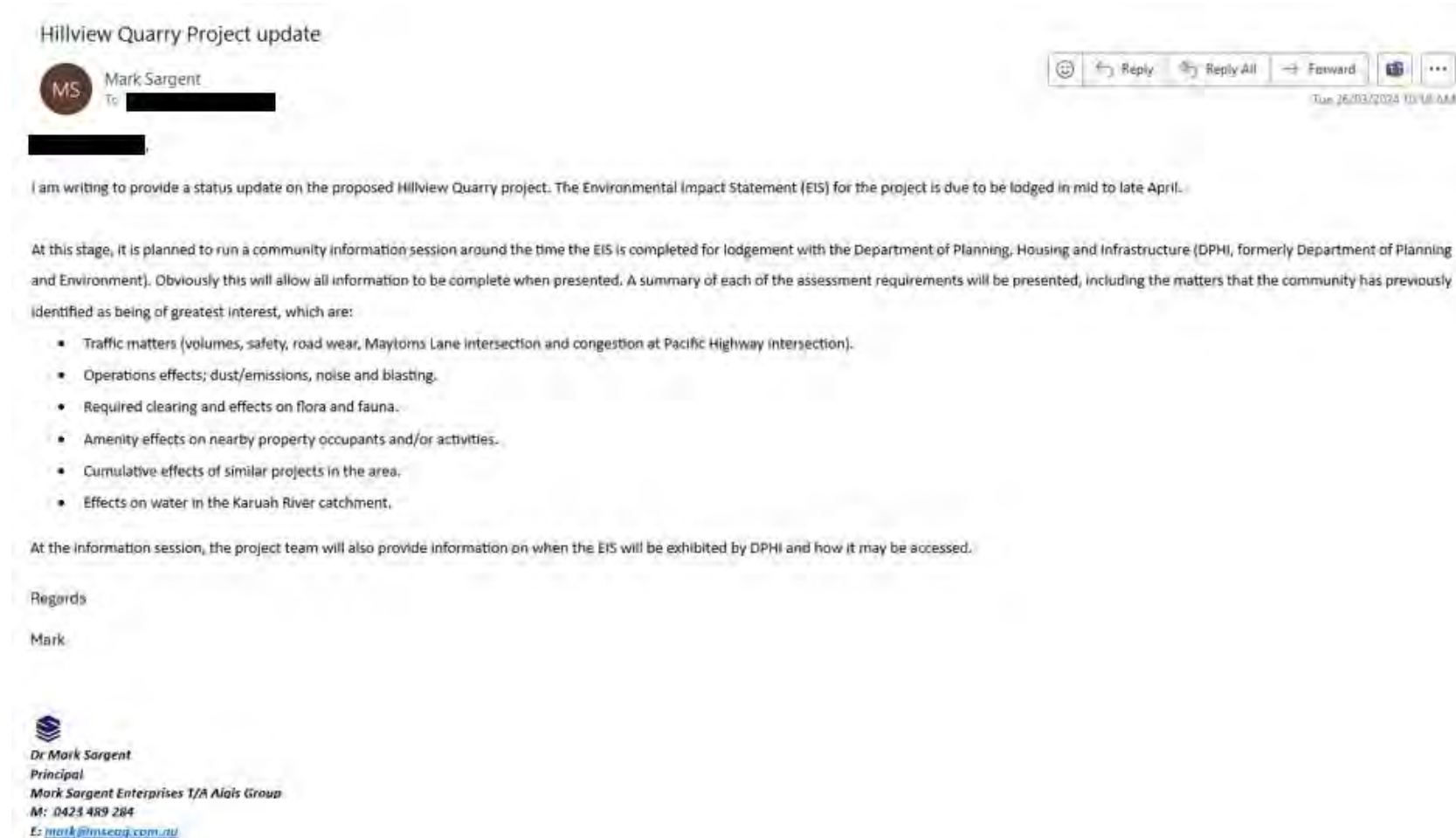
Should you have any further questions regarding this notification, my contact details are presented below.

Yours sincerely
Aigis Group



Mark Sargent
Principal
Aigis Group/Mark Sargent Enterprises
13 Debs Parade Dudley NSW 2290
(M): 0423 489 284
(E): mark@mseag.com.au

Example email advice to engaged stakeholders (26 March 2024)





Annexure I: Example public agency notification May 2023²³

Aigis Group
5 May 2023



AIGIS GROUP



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41317 992 919
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M: 0423 489 284
E: mark@mseag.com.au

FAO: NSW Rural Fire Service
Planning & Environment Services
Via email: pes@rfs.nsw.gov.au

STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-8329 **HILLVIEW HARD ROCK QUARRY, 67 MAYTOMS LANE, BOORAL, NSW 2425**

Dear Sir/Madam,

The Applicant, Coastwide Materials Pty Ltd, and its advisers are preparing a State Significant Development (SSD) application as identified above, for the development and operation of a hard rock quarry.

The attached Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning and Environment (DPE) stipulate engagement with your agency.

Relevant matters to be considered by your agency are identified in the SEARs. It would be appreciated if your agency is able to respond within 28 days of receipt of the email to which this letter is attached.

Thank you for your assistance in this matter.

Yours sincerely
Aigis Group

Dr Mark Sargent
Principal
Aigis Group/Mark Sargent Enterprises
13 Debs Parade Dudley NSW 2290
(M): 0423 489 284
(E): mark@mseag.com.au

²³ A copy of the project SEARs current at the time was also forwarded by email, as stated.



Statutory agency notification list (notified 5 May 2023)

Agency	Date (initial)	Action (agency/MSEAG)
Biodiversity & Conservation Division (BCD) DPE	19 May 2023	BCD advised 'no comment to add regarding the attached SEARs'.
Crown Lands (CL) DPE	8 May 2023	CL forwarded to regional office. Enquiry reference no. 10593329. Further response received 8 May, with substantive advice to be provided by 8 June. No further response received.
Fisheries DPI	8 May 2023	Initial response by phone call. Email response 'we will stand by to review the draft EIS upon its completion'.
Hunter New England Local Health District (HNELHD)	15 May 2023	Forwarded for review by HNELHD Population Health, Mid North Coast. No further response received.
Mining, Exploration & Geoscience (MEG) DRNSW	12 May 2023	Substantive advice on requirements provided. Forwarded to project management for appropriate action.
NSW Rural Fire Service (RFS)	15 May 2023	Acknowledgement of receipt DA20230515002053, 15 May. Substantive response received 22 May 2023. Forward to project management for action by BRA consultant.
Water Group (WG) DPE	8 May 2023	Initial advice, notification forwarded to assessments team. Advice received 9 May, WG 'has no comments on this matter'.



Copy of correspondence with DPHI regarding later stage engagement

From: Mark Sargent <mark@mseag.com.au>
Sent: Wednesday, 10 July 2024 4:04 PM
To: James McDonough <james.mcdonough@dpie.nsw.gov.au>
Subject: SSD-70557215 Hillview Quarry

Hi James,

Re this project, once we get to (around about) lodgement stage, it's our intention to hold local community information session/s. The main aim will be to provide an outline of the EIS and to direct stakeholders towards the project exhibition on the Planning Portal should they wish to formally comment. Lodgement target is still fluid at present, so there's no fixed date/timeline for this process as yet.

My question is, based on the aims of these sessions as above, should we allow to:

1. report on this in the SIA/EIS (i.e. therefore do this a little before lodgement)?
2. Do this and prepare/submit a supplementary report (if slightly after lodgement)?
3. Do this and make a report and keep as a record for submission to DPHI if/as required?

I appreciate you may need to pass this onto someone else in terms of responding.

Regards

Mark



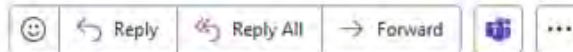
Dr Mark Sargent
Principal
Mark Sargent Enterprises T/A Aigis Group
M: 0423 489 284
E: mark@mseag.com.au



RE: SSD-70557215 Hillview Quarry



Mark Sargent
To: James McDonough



Tue 16/07/2024 1:42 PM

You forwarded this message on 16/07/2024 1:53 PM.

From: James McDonough <james.mcdonough@dple.nsw.gov.au>
Sent: Tuesday, July 16, 2024 11:15 AM
To: Mark Sargent <mark@mseag.com.au>
Subject: RE: SSD-70557215 Hillview Quarry

Hi Mark,

I assume there will have been extensive stakeholder consultation as part of preparation of the SIA and EIS. If this additional consultation will help inform SIA and/or EIS outcomes, then it should be reported in the EIS. If not, it can be undertaken closer to lodgement and options 2 or 3 would likely be appropriate.

James McDonough
Team Leader, Resource Assessments
Energy, Resources and Industry | Development Assessment and Sustainability
Department of Planning, Housing and Infrastructure

T (02) 9585 6313 E james.mcdonough@dple.nsw.gov.au

dphi.nsw.gov.au



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

Please consider the environment before printing this email

Level 17
4 Parramatta Square
Parramatta NSW 2150

Working days Monday to Friday



RE: SSD-70557215 Hillview Quarry

MS

Mark Sargent

To James Mcdonough

☺

↩ Reply

↩↩ Reply All

→ Forward

⋮

Tue 16/07/2024 1:42 PM

i

You forwarded this message on 16/07/2024 1:53 PM.

Hi James,

Thanks for the response. Yes, that's correct, we have been consulting with stakeholders since the first half of 2023, so we have a sound understanding of their positions. I'll discuss your advice with project management and proceed from there.

Regards

Mark

Dr Mark Sargent

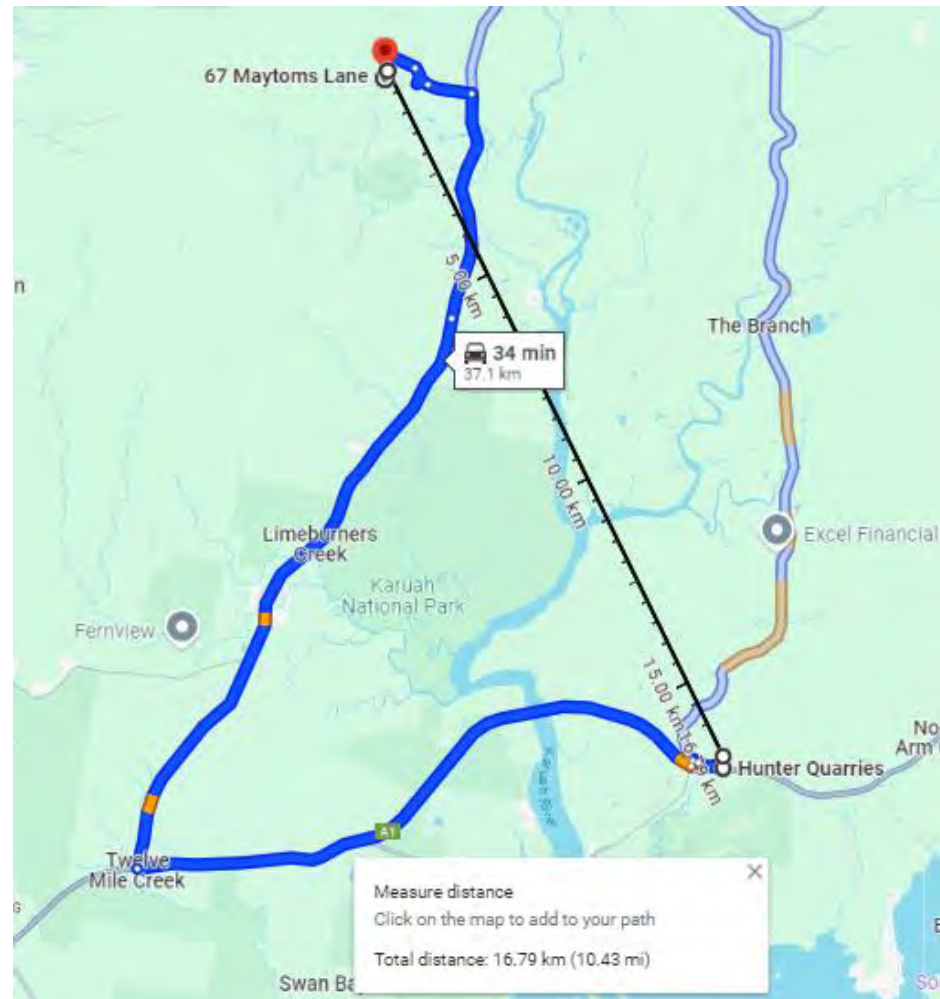
Principal

Mark Sargent Enterprises T/A Aigis Group

M: 0423 489 284

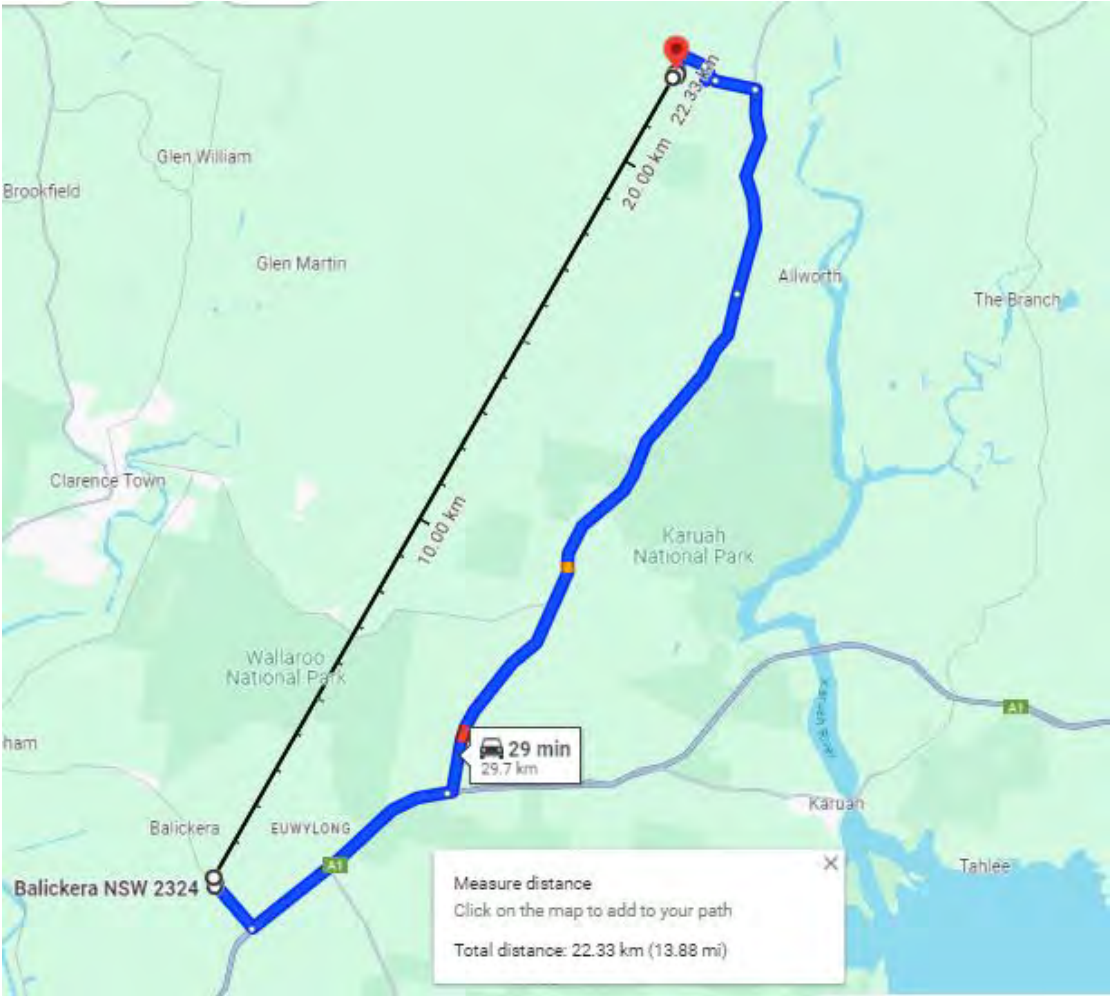
E: mark@mseq.com.au

Annexure J: Relative locations, Hillview site and other hard rock quarry sites Hunter Quarries, Karuah





Boral Seaham Quarry, Seaham



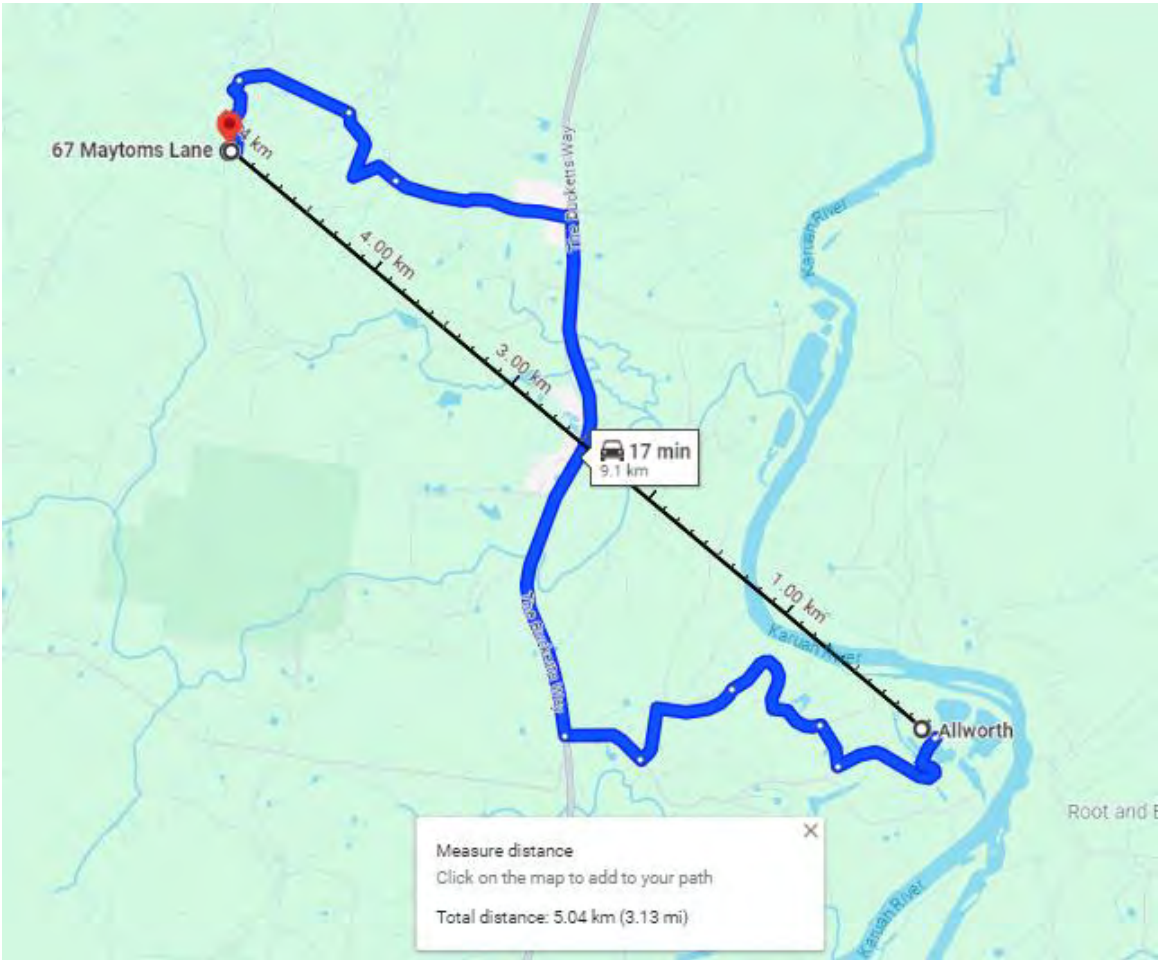


Ironstone Developments Deep Creek Quarry



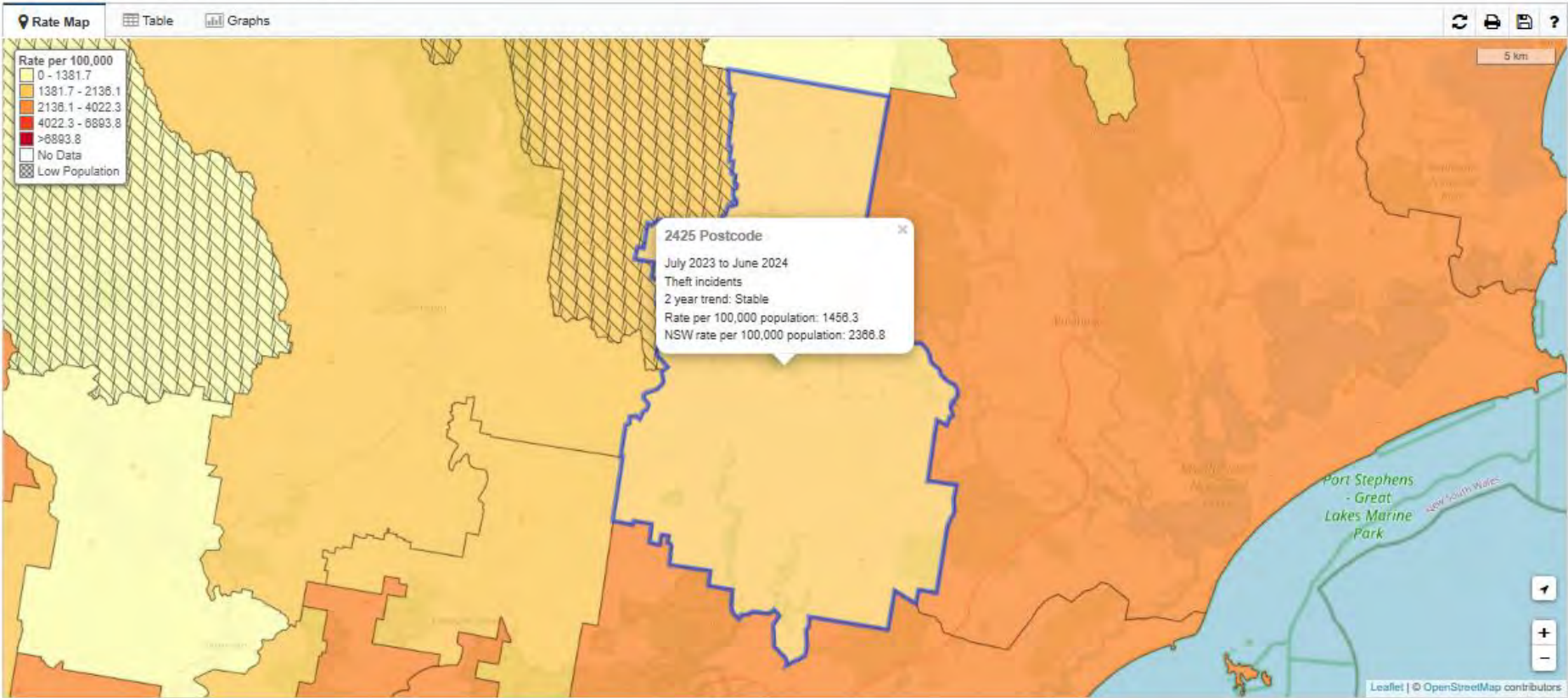


Coastwide Materials Allworth Quarry

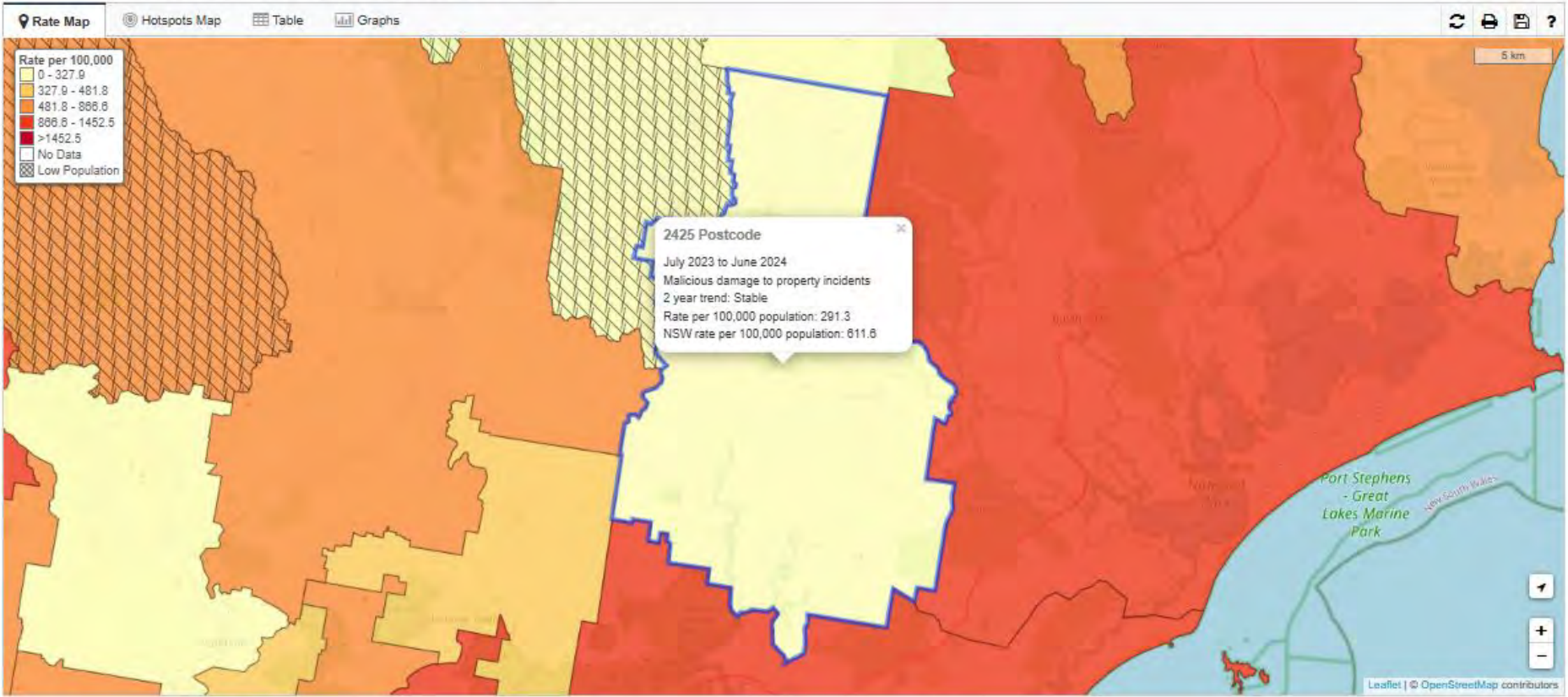


Annexure K: BOCSAR crime mapping data

Incidents of Theft from July 2023 to June 2024

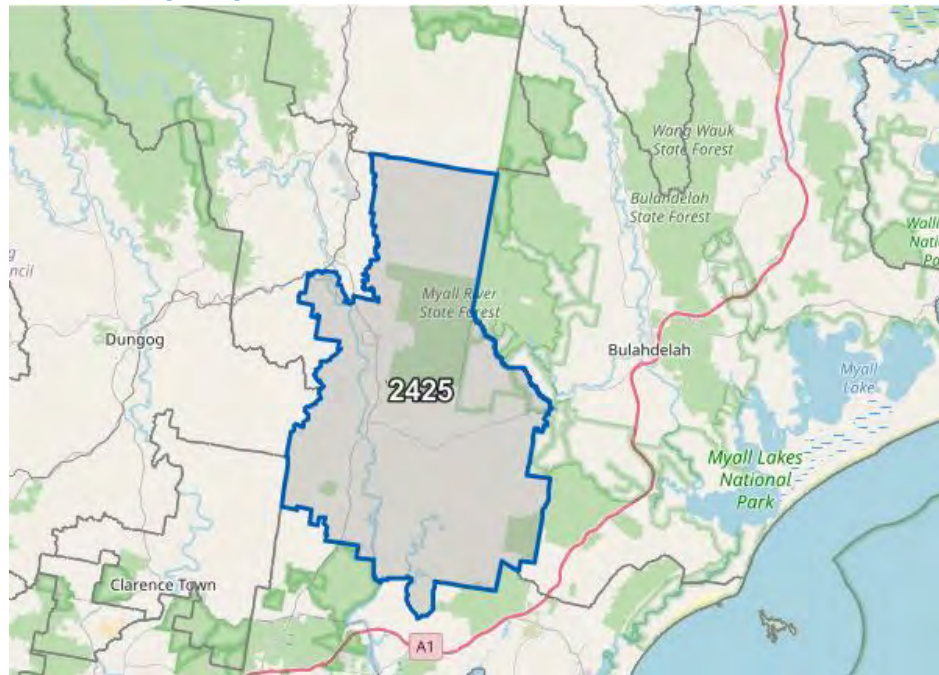


Incidents of Malicious damage to property from July 2023 to June 2024

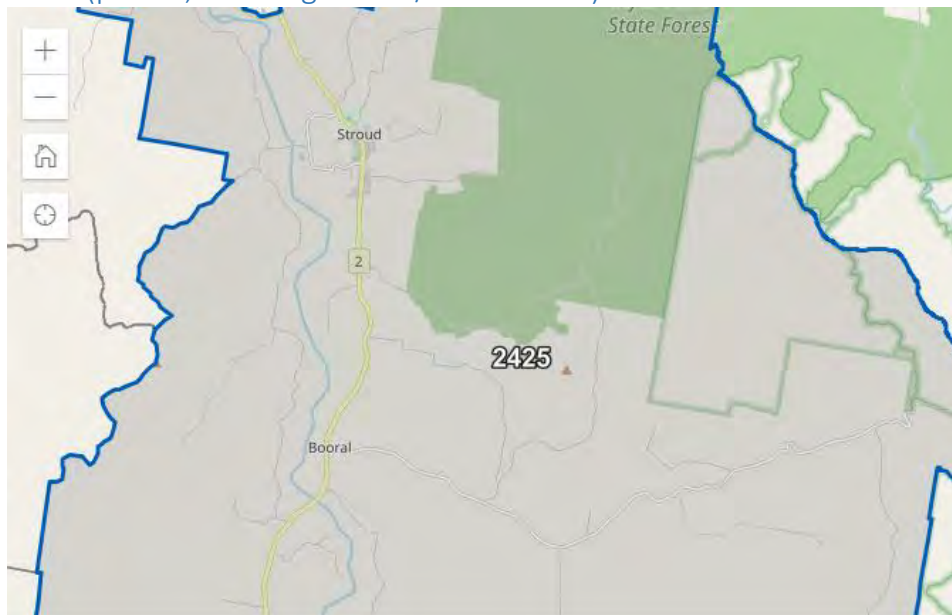


Annexure L: Postal area 2425

Postal area [POA] 2425



2425 (partial, showing Booral/Stroud area)





Annexure M: Road Haulage Contributions information

Great Lakes Wide S94 Contributions Plan

7 ROAD HAULAGE

7.1 Purpose of Road Haulage Contributions

Road Haulage contributions are to rectify the accelerated wear caused by heavy vehicle traffic that is a consequence of a development.

7.2 Developments to which Road Haulage Contributions Apply

Road Haulage contributions apply to all developments where material is to be transported over Great Lakes Council Roads. These are all roads in the Great Lakes Area except for the current alignment of the Pacific Highway.

7.3 Effect of Development on Need for Work

Development that creates heavy haulage will cause accelerated pavement damage in accordance with the "fourth power rule." This means that twice the axle load causes 16 times the damage.

Heavy haulage attributable to a development therefore renders the development liable to contribute. There is no reduction in contribution resulting from any grant funding Council may receive. This is because Council believes that the road haulage levy is different from normal section 94 plans where there is a finite cost of a particular facility.

With respect to damage to road pavements, there is no finite amount. There is ongoing damage and consequential rehabilitation cost. Each ESA causes damage and incurs cost by shortening the life of the pavement. This cost is additional to the normal wear and tear and is not lessened by the existence of grants. Each ESA, therefore, should incur a levy.

7.4 Schedule of Works

Works will be carried out as required on Council Roads. This will generally be those roads subject to damage by the development in question and is not predictable

7.5 Calculation of Contribution Rates

Equivalent Standard Axle (ESA)

This is the basic unit of measurement of a heavy vehicle with respect to the pavement damage it causes. One ESA is equal to an 18,000lb (8.16t) single axle with dual wheels. Other loadings are computed on the fourth power rule, that is, twice the load will be 16 times the ESAs and 16 times the pavement damage.

Components of the contribution rate

Contributions depend on

- The cost of reconstructing a road pavement
- The number of ESAs in the life of the pavement between reconstructions
- Hence the cost of damage done by one ESA
- The number of tonnes of payload represented by one ESA
- Hence the cost of damage done by one tonne

Cost of Reconstructing A Road Pavement

The cost of road pavement reconstruction from Council's recent experience is typically \$700,000 a kilometre for a class 3 road.

Aigis Group – Mark Sargent Enterprises
December 2024



SIA – SSD-70557215 Hillview Quarry, Booral NSW
Coastwide Materials Pty Limited

RE: S7.11 Contribution Plan - Road Haulage



Naomi Reeves <Naomi.Reeves@MidCoast.nsw.gov.au>
To Mark Sargent



Wed 6/12/2023 12:09 PM

You forwarded this message on 6/12/2023 12:35 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Mark

Your request has come through to my section and I have been advised of the following:

For the old Taree Council area the rate is \$0.0516 per tonne per KM.

For the old Great Lakes Council area the rate is \$0.04 per tonne per KM.

Regards

Naomi

Naomi Reeves | Development Engineering Support Officer

Direct (02) 7955 7361

Email Naomi.Reeves@MidCoast.nsw.gov.au | midcoast.nsw.gov.au

Port Stephens Local Infrastructure Contributions Plan (March 2024)

Port Stephens Local Infrastructure Contribution Plan

5.3.14 Road Haulage

There are a number of extractive industries operating in the Port Stephens LGA and there could be opportunities for new development or expansion of existing sites, subject to relevant approvals.

Extractive industries generate significant truck movements in Port Stephens, which impacts the road performance and conditions along haulage routes. To offset the impact of haulage associated with mining and extractive industry, this Plan authorises the consent authority to apply a haulage contribution rate where an application is made for such a use. It should be noted that the haulage rate will apply to the proposed haulage route for the life of the development (subject to CPI amendments).

For the purpose of this Plan, the contributions collected for haulage will go towards all necessary works of carriageway construction and maintenance, including pavement, associated culverts, bridges, drainage, signs, line marking, noise attenuation measures, landscaping, safety and traffic management measures, including bus bays, pedestrian crossings and footpaths associated with the haulage route.

Some roads and infrastructure may not be able to accommodate additional heavy vehicle loading without immediate upgrades. There may be upgrades to roads or traffic facilities that are directly required by a development and without which the development could not or should not reasonably occur. New roads, or upgrades to the existing road network, may be required to accommodate the additional heavy vehicle loading. Where a development requires works to be undertaken, the requirement will be by way of a condition imposed on the development consent under section 4.17(1)(f) of the EP&A Act. This will be in addition to contributions required for haul routes.

Table 4 – Summary of road haulage contribution

Development Type	Contribution Amount
Extractive Industry and/or mining	\$0.086/t/km