



## Social Values Review



## Eagleton Rock Syndicate Pty Ltd

Eagleton Quarry  
Barleigh Ranch Way, Eagleton NSW

12 October 2017



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**EAGLETON ROCK SYNDICATE PTY LTD**

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- Appendix 2. Newsletters
- Appendix 3. Information Session Material

## 1. INTRODUCTION

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The scope of this document is as follows:

- To provide a summary of the consultation and engagement with the community since the inception of the project.
- A summary of the local community values from the engagement process.
- A summary of how the project has adapted to feedback from the community and the views on the project in its current form.

This document has been developed through the compilation of the following information sources:

- Site inspections and visits to residents on several occasions.
- Visits to the local area.
- Initial community consultation undertaken and documented by Umwelt.
- Phone conversations, meetings, and information sessions.
- Submissions made during the exhibition of the Environmental Impact Statement.
- Supported by available ABS census data as appropriate to provide more relevant descriptions of the communities characteristics.

## 2. ENGAGEMENT PROCESS

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A description of the engagement with the community is detailed below:

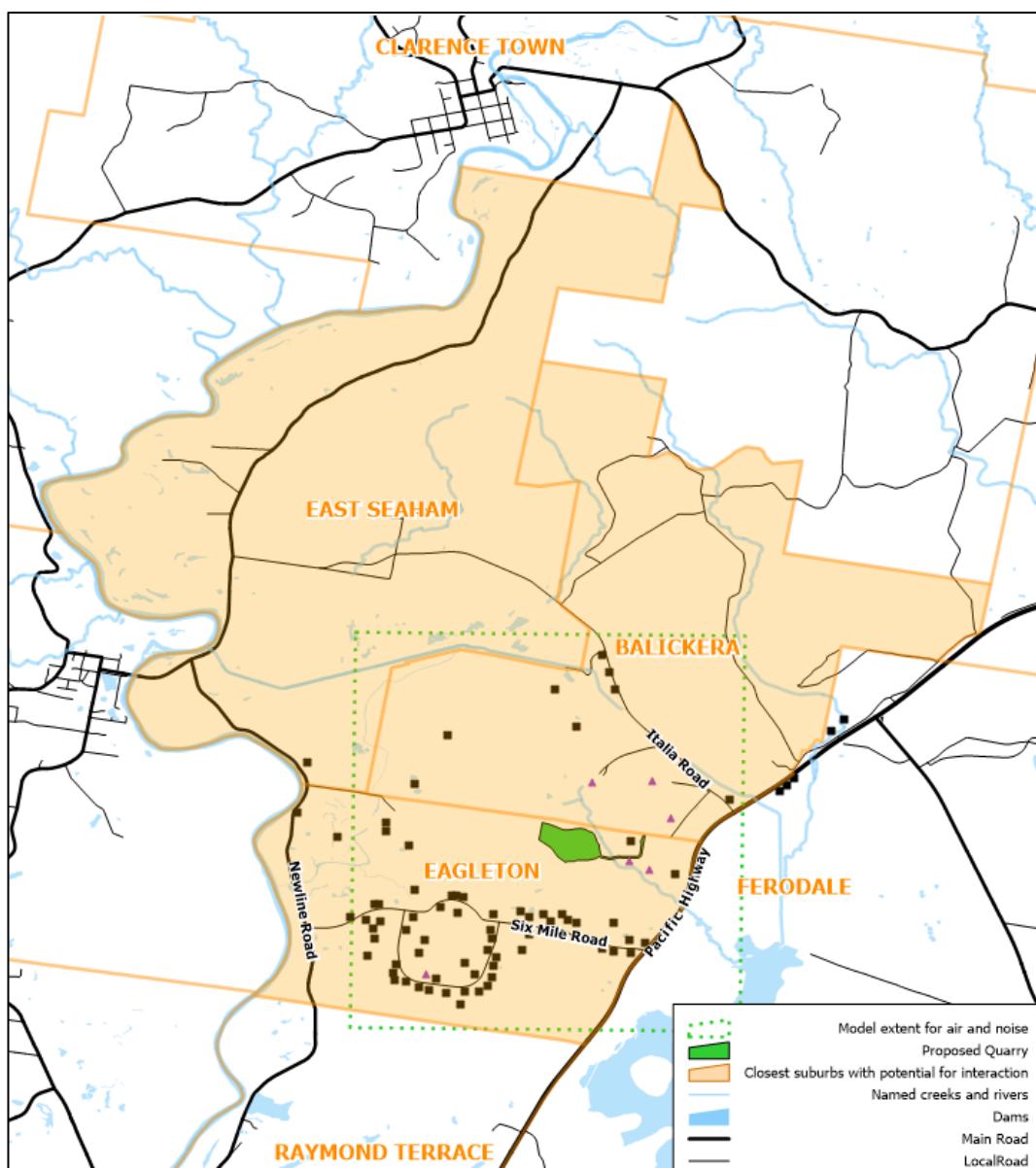
- **Project Development** – Initial project development work commenced in 2012 and included discussions with the land owner (a resident of the community) along with neighbouring businesses. This helped shape the initial project framework and parameters.
- **EIS Consultation Report** – Prepared and undertaken by Umwelt in April 2016 and appended to the EIS as Appendix R, refer to **Appendix 1** of this report. The report included a combination of door knocks, phone calls, emails and a letter box drop (Newsletter 1) with the intent to determine the Eagleton community's views on the following aspects:
  - Project issues.
  - Project benefits and costs.
  - Potential project improvements.
  - Local land uses, qualities and needs.
  - Information provision and engagement preference.
  - Post quarry land use.
- **EIS Public Exhibition** - The EIS was placed on exhibition between 3 February 2017 and 6 March 2017 in accordance with Section 89F(1)(a) of the EP&A Act. Hard copies of the EIS were available for public review and comment at a number of locations. The EIS (and associated supporting technical studies) was made available to the public in electronic format on the DP&E website ([http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)) during this time.
- **Newsletter 2** - On 7 February 2017, a newsletter was sent by email to respondents of the earlier consultation program in 2016, and was also delivered to the mail boxes of residents in the immediate vicinity of the proposed quarry.
- **Newsletter 3** - On 21 February 2017, an invitation to attend a community information was sent to respondents of the 2016 consultation program and delivered to mail boxes in the local area.
- **EIS Information Session** – An open information session was held on 27 February 2017 at Raymond Terrace and attended by nine people. The purpose of the consultation was to assist land holders and interested parties better understand the proposed quarry and the information that had been exhibited. During the meeting the following aspects were raised amongst a variety of discussions including:
  - Comments on noise, including:
    - “I moved into the area to avoid noise as I have very sensitive hearing”.

- “When the motorcross track is running it can feel like the motorbikes are in my front yard”.
- “We don’t hear much of the existing quarries”.
- “The existing quarries were here before we moved here so we don’t feel we have the right to complain [not that it is often a concern]”.
- Interest in having noise and/or dust monitors on their property to ensure they are not adversely impacted.
- o Discussion on the need for the project included highlighting the differences of rock types in hard rock quarries and the suitability of application for various rock types.
- o Some articulated that while they could see the project (as described and assessed) was unlikely to directly affect their property they felt somewhat compelled to object to the quarry in order to protect their rights to object or seek legal protection in the future if the quarry was problematic.
- o Comments on business and employment, including:
  - “If your business does not affect our business, I am sure we can work together”.
  - The value of the Eagleton Ridge Respite Centre was articulated that included the large number of clients who use, or have used the facility, the large number of staff employed at the facility and reliance on the facility as the hub of activities for other respite care dwellings.
  - “Really support the project as I’m interested in employment opportunities”.
- **Individual Consultation** - Three land holders sort consultation in the form of meetings, phone calls or over email. Discussions during these meetings included amongst other matters:
  - o The importance of the whole property not just the dwelling, the properties best values are largely outside the dwelling.
  - o Areas where filtered views of the may be possible.
  - o Interest in having noise and/or dust monitors on their property to ensure they are not adversely impacted.
  - o Noise from Boral is audible particularly during mornings.
  - o Concerns over the number of trucks leaving the quarry.
  - o Concerns over the noise from the processing area and the adequacy of proposed barriers.
  - o Concerns over the effects on wildlife habitat, and how offset areas would be protected.
  - o The suitability of the background traffic data.
  - o Concern on potential for cumulative noise impacts due to the change in topography (i.e. will Boral become more audible).

- **Boral Quarry Consultation** - Boral was contacted to discuss their perceived lack of consultation, and seek information on their operation to ensure that information was adequately considered from a cumulative perspective for this quarry. A portion of the requested information was provided, with notable exceptions relating to copies of the documentation supporting the approvals for the Boral Seaham Quarry (e.g. State of Environmental Effects), remaining resource volumes, the water management plan or traffic management plans.
- Submissions made during the public exhibition – the **Response to Submissions** fully articulates the range of issues raised in submissions. However, very few “new” issues were raised.
- As part of the Aboriginal Heritage Impact Assessment, the Aboriginal Community was consulted about the project as documented in the Aboriginal Heritage Impact Assessment Report.
- **Newsletter 4** - On 26 September 2017, a newsletter was sent by email to respondents of the earlier consultation program in 2016, and individuals who expressed interest from previous consultation, and was also delivered to the mail boxes of residents in the immediate vicinity of the proposed quarry. The purpose of the Newsletter was to provide community with an update on the application process, and welcome discussion on the changes that have been made to the project since the EIS exhibition.
- **Individual Consultation** – based on previous interest by various members of the community further discussion was sort to go over the project changes. ERS is committed to maintaining the lines of communication with community open regardless of the assessment stage, as of the time of publication the following responses had been made:
  - o “Appreciate being kept up to date”.

### 3. COMMUNITY PROFILE

**Figure 1** below illustrates the location of the project in relation to the surrounding suburbs. The figure shows the majority of dwellings occur within the suburb of Eagleton (15.9 km<sup>2</sup>) and to a lesser degree Balickera (27.5 km<sup>2</sup>). East Seaham (37.7 km<sup>2</sup>) is included given the likelihood of higher use of Italia Road (also proposed to be used by the quarry). Ferodale is not included, as the majority of the residents of the suburb are located further east and are divided from the site by the Pacific Highway. The acoustic and air quality specialist adopted the area shown on the plan to assess the potential for impacts from the quarry, it does not illustrate the extent of impacts from the quarry.



**Figure 1:** Assessment area surrounding the proposed quarry by suburb

### 3.1 POPULATION

According to Table G 03 of the 2016 Census, the three suburbs had 563 total occupants on census night (including 28 visitors, about 5%), of the 563 people, they had the following ages:

- 18 % were under 15 years of age (vs 19 % across NSW).
- 66 % were 15 to 64 years of age.
- 16 % were above 65 years of age. (vs 16 % across NSW).

This population resides within 198 dwellings spread over the 81 km<sup>2</sup> area. For context, 37 of these dwellings (including the Port Stephens Gardenland Managers residence) are within 2,000 m of the quarry extraction boundary (approximately 2,300 m from the quarry centre or an area of approximately 20 km<sup>2</sup>). Of these 37 dwellings, nine dwellings are within 1,000m. One dwelling (the Port Stephens Gardenland Managers residence) is within 500 m of the boundary of the extraction area.

### 3.2 DWELLING OWNERSHIP AND OCCUPANCY

Based on observations of the local area and supported by Table G33 of the 2016 ABS Census, of the 198 dwellings within the three suburbs, all are standalone houses with approximately 84% being owned (with and without mortgage) by the occupant. The remainder are rented through real estate agents or from parents, relatives or other person.

Based on a review of real estate data, it is estimated that over 80 % of the dwellings in the local area have been retained by the same owner for more than 10 years. Within Eagleton, approximately 25 % of properties have sold in the last 10 years, while in East Seaham 15% have sold, while no sales were recorded in Balickera.

Of these dwellings, 57 % are occupied by one or two people, while 43% are typically likely to be larger families of three or more people (Table G31 2016 Census).

### 3.3 EMPLOYMENT

Based on the 2011 Census (2016 Census not currently available for employment data), the employment characteristics of the local area are as follows:

- 4.9 % Unemployment rate.
- 25.7 % employed as managers and professionals.
- 29.6 % employed as clerical, administrative, sales workers, community and personal service workers
- 43.8 % employed as machinery operators, technicians and trade workers and labourers

On this basis, the proposed quarry is an employment opportunity for potentially more than 40% of the local work force. Within the local area employment is known to be provided by the following businesses:

- The Eagleton Ridge Respite Centre.
- The two existing quarries.
- Hunter Valley Paint Ball.
- The motor cross track.
- The MG Hill Climb circuit.
- Port Stephens Gardenland.
- Circuit Italia, may in time also provide employment.

### **3.4 WORKING HOURS / TIME AT HOME**

The local communities (Eagleton, Balickera and to a lesser extent East Seaham) comprise residents whose time at work and home will vary substantially, this includes:

- Retirees who are frequently at home but may leave for extended periods.
- Stay at home parents who will generally be at home throughout the day.
- Part-time workers and those on shift work whose hours of work will vary between day, evening and night shifts on weekdays and weekends and may extend up to 12-14 hours in duration from leaving home.
- Tradesman, operators and other staff who work in the trade or construction industry who will typically start early and finish mid-afternoon (e.g. from 6 or 7 am to 3 to 4 pm) on weekdays and some Saturdays.
- Professionals and other retail workers who are typically away from home from 7 am or 8 am to 5 pm or 6 pm.
- School children in the area are typically at school from 8 am to 4 pm Monday to Friday with holiday periods typically at home.

Local businesses within the area also operate over a broad basis with:

- Those running agricultural / primary production businesses are likely to be on their property most hours of the day, weekdays and weekends alike.
- Recreational businesses in the area have varying operating hours and days, though the majority of use is typically on weekends and public holidays when users aren't working, use of the facilities are as follows:
  - The motorcross track is approved for a maximum of 50 days per year from 10am till 5pm. This site has been operating since the early 1980s.
  - The paint ball facility operates up to 7 days per week including evenings and nights, to cater for both recreational users and clients looking for team building activities.
  - The MG Car Club track operates from 9 am to 5 pm up to seven days per week with a limit of one event per month. Larger events such as the Mattara Hill Climb occurs on the Sunday and Monday of the October long weekend. Past events have included the Australian National Hillclimb Championship. The site has a history dating back to 1966.
  - Circuit Italia is not currently operational though has approval to operate on the following times:
    - Category 1 race meetings consisting of three events in the six months from October to March, occurring over weekends between the hours of 9 am to 4 pm. Number of cars determined by the noise management plan.
    - Category 2 super sprint and hill climbs on weekends between 9 am to 5 pm. Limit of eight vehicles on circuit at anyone time or as otherwise limited by the noise management plan.
    - Category 3 general track use 9 am to 5 pm 7 days per week.
- Boral Quarry currently operates from 6 am to 10 pm Monday to Friday and 6 am to 5 pm on Saturdays, with blasting from 9 am to 5 pm Monday to Saturday. It's worth noting that Boral have had previous extensions to operating hours that enabled processing to occur up to 24 hours per day.
- The Eagleton Respite Centre essentially operate on a 24 hour basis seven days per week for those staying onsite, but also caters to day visits.

### 3.5 GETTING AROUND

The majority of residents of the local area (including those consulted) are expected to use cars as their primary transport mechanism owing to the nature of local roads, topography, public transport services and distances involved to common destinations. This is consistent with PSC's analysis of the methods of transport for workers within the local government area where:

- 75 % used vehicles as a driver or passenger to get to work.

- 12 % did not go to work.
- 4 % worked at home.
- Less than 3 % walked to work.
- 1.3 % used a truck to get to work.
- Leaving less than 5 % of people that either did not state a method or utilised all other forms of transport including motorbikes (0.7%) bicycles (0.5 %) and buses (0.8%) to get to work.

A review of Table G 30 of the 2016 General Community Profile for the suburbs of Eagleton, Balickera, and East Seaham shows that only 1.5% of the 198 dwellings in these suburbs did not have a car, with over 77% stating that two or more cars were used at the dwelling.

Given cars are the primary form of transport for the area a description of the local road network use by residents is provided below:

- Six Mile Road and Winston Road. Six Mile Road is unsealed for approximately 1.5 km on eastern extent and is the cause for annoyance to some properties fronting this section where depending on wind and traffic levels the dust from the road can be of nuisance. Use by residents of these roads varies with the destination, the individual and even day to day. However, the intersection with the Pacific Highway discourages some from travelling west on the road and turning right across traffic. These residents often also prefer the more scenic rural qualities and roads (while smaller) going west to Newline Road and then south to Raymond Terrace. For those travelling to Seaham it is likely to vary depending on where they live as to travelling west to Newline Road and going north, or using the Pacific Highway and Italia Road.
- Italia Road. Many residents raise concern on the limited visibility when turning right from Italia Road onto Highway. This limited visibility discourages some from not using the intersection at all (with a preference to use Newline Road or Seaham Road), or only turning left at the intersection completing a U-turn or travelling through Medowie in order to go south.
- Pacific Highway. The highway is used by the majority of heavy vehicles to avoid local roads and used to varying degrees by local residents depending on traffic, time and preference. The Pacific Highway is used by most when travelling north from Raymond Terrace given the simplicity of the left hand turn into the local road network. Turning right across the highway to travel south has more varied use largely based on the individuals perceived additional risk. Where holiday traffic is heavy, some will opt to use other local roads to avoid the additional traffic.

## 3.6 VALUES OF THE LOCAL AREA

Many are attracted to the area because of the property sizes, rural amenity, trees and wildlife in a location that is still readily accessible to local villages such as Seaham, or the larger urban centres of Raymond Terrace, Medowie, Newcastle and Maitland.

The values that local residents hold highest will vary with location and their property, generally the following are regarded as the most important local values:

- Quiet natural amenity.
- Bush and scenic natural landscape.
- Wildlife habitat.
- Privacy.
- Air quality.
- Size of the blocks to enable keeping of animals.
- Low traffic volumes on Six Mile Road.
- Community that respects privacy but helps when needed.
- Location / proximity to larger urban areas and employment.
- The proximity of the Williams River and nearby bush trails.

The Eagleton Ridge Respite Centre provides a valuable service in the disability sector, and has been operating for over 17 years. The centre is often referred to as the “farm” and is valued for all of the above values in addition to the attained attributes since establishment including the equipment to support the disabled. The Eagleton Ridge Respite Centre, like many homes is also likely to have acquired a broad range of intangible values associated with experience. Given the Eagleton Ridge Respite Centre’s past clientele of over 3,000 people, the property is likely to have higher numbers of intangible values than the typical dwelling in the area.

Further to the west, largely beyond any likely area of frequent project interaction, on the flats and lower slopes adjoining the Williams River as the land use capacity increases the property use, and like wise the key values of the land that residents regard highest, is likely to move to a greater focus on agriculture. In that regard access to clean water, river flats and open grazing lands are likely to be of more importance than perhaps wildlife habitat and bushland given their effects on their livelihood.

With all of these attributes, the enjoyment of these land holdings is not restricted to the dwelling only but extends for many to the full extent of their properties where they are able to enjoy those attributes.

With that rural open space enjoyed by most, many enjoyed participating locally in bird and wildlife watching, bushwalking and other recreational activities such as kayaking and motor bike riding.

Interviews conducted by Umwelt and with other land holders included statements such as:

*“I enjoy living on Six Mile Road because of the limited traffic”*

*“There is so much wildlife in the area even just around the house that we value like echidnas and birds”*

*“I like bushwalking and habitat appreciation”*

*“Me and my kids go kayaking, we also use the tracks for motor biking”*

*“Industry and business is important to the area”*

*“I like to pull up off Newline Road and do some fishing on the Williams River”*

It is important to note that for many in the area, the presence of the existing more intensive land uses within the area formed a well known aspect of the local area, this included:

- Williamtown Civilian Airport since 1947.
- Grahamstown Dam and Balickera Canal since 1955.
- Ringwood Raceway (MG Car Club) since the 1960s
- Gilsons Quarry since the late 1970s.
- The motor cross track since the early 1980s.
- The Boral Quarry since the mid 1980s.
- The subject land being used for small quarrying activities and plant operator activities in the early 1990s, before becoming the current land use in the mid 1990s.
- Eagleton Ridge Respite Centre since the late 1990s.
- The Pacific Highway and its various upgrades.

### **3.7 EXISTING NOISE IN COMMUNITY**

Many closest to Boral noted that the Boral Quarry (or possibly other machinery at Gardenland) is at times clearly audible in the early and still mornings, but as a breeze picks up most noise

becomes masked by trees, insects and bird life. No one appeared to be notably concerned with the current noise from the Boral Quarry and for most, they purchased after the quarry had started and appeared more tolerant of its potential effects.

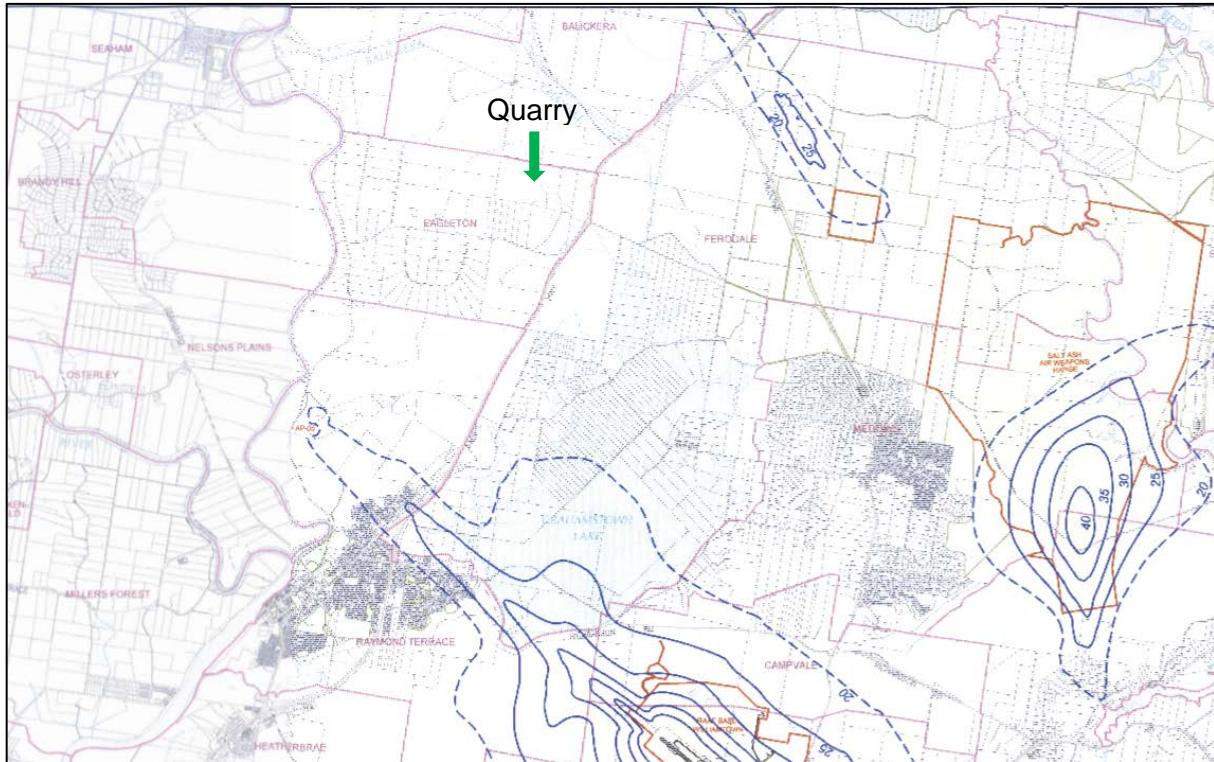
Comments relating to the smaller Gilsons Quarry on Winston Road were not extensive, however several residents nearby cited no concern with its operation or noise generation, though it is noted the quarry has been the subject of varying legal discussion regarding the validity of the operation.

Depending on the resident's location and intervening topography some noted the annoyance generated by the Motorcross track, particularly if a north easterly wind was blowing. [It is noted that modelled noise contours for the Eagleton Quarry show the potential for noise to be funnelled in a south-westerly direction].

The Ringwood Raceway / MG Car Club on the northern side of Circuit Italia has up to twelve events held each year, with potential for a few major events. For the last two years, the Mattara Hill Climb has relocated to the venue, operating over the Sunday and Monday of the October long weekend. The circuit has also previously hosted the Australian National Hill Climb Championship and National MG Meeting. It has been in operation since 1966.

The full Circuit Italia development has not been constructed and is currently untested. Residents appeared comfortable with the relatively low frequency of high use and controls proposed by that development to protect their lifestyles, including a noise management plan that included provisions for limiting the number of vehicles using the track.

Aircraft noise is audible at times but not intrusive, the proposed quarry and adjoining local community is located outside of areas mapped on the endorsed RAAF Williamtown and Salt Ash Air Weapons Range Aircraft Noise Exposure Forecast (ANEF) map. ANEF contours extend to the northern end of Raymond Terrace (in line with the airport runway) 7 km south of the quarry and over 4 km north east of the quarry beyond Medowie Road associated with the Salt Ash weapons range. While present, aircraft sounds are not defining or dominant in the area and are unlikely to significantly contribute to cumulative noise affects on the community given their relatively low frequency.



**Figure 2: Portion of the endorsed 2025 ANEF map for the RAAF Williamtown and Salt Ash Air Weapons Range and quarry location.**

The highway is a dominant background noise source for many residents in the area. For those closest to the highway, some vehicles, in particular trucks are clearly audible. For those further from the highway, and depending on the intervening topography the highway is still audible at times, typically of a night and with easterly winds. Through the daytime, the highway is less audible with the wind in trees, insects and birdlife masking most highway traffic noise.

### 3.8 KINGS HILL

The reception to the Kings Hill development is likely to be mixed:

- Clearing required and the influx of additional people is likely to impact on local wildlife.
- Clearing may degrade the rural appeal of some areas.
- Additional dwellings fronting Six Mile Road is likely to result in increased traffic travelling west on Six Mile Road.
- The development is expected to result in a major upgrade and grade separation on Six Mile Road with the highway that will improve road conditions along with the upgrade of at least the eastern section of Six Mile Road, these changes are likely to be welcomed.

## 4. PROJECT DEVELOPMENT AND RESPONSE PROCESS

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The Eagleton Quarry proposal is the product of over five years of investigations and project design that has incorporated consultation with the community and is based on protection of those values garnered from local residents and local experience in the area. The project design has been developed through the following extensive process.

### 4.1 PROJECT SCOPE AND IDENTIFICATION

The project scope and identification phase has included the following elements:

- Identification of the resource through discussion with the land owner (a resident of over 20 years).
- Discussion and consultation with local businesses, including the operators of the motocross, the paint ball, Circuit Italia and Port Stephens Gardenland.
- In combination with these discussions and local experience it allowed ERS (and its predecessors) to draft initial quarry plans with consideration to size and footprint (i.e. given the surrounding receptors, drinking water catchment and existing Boral quarry). ERS were aware that seeking a project of say 2.0 Mtpa in addition to the existing Boral Quarry would likely have a high potential for offsite impacts.

### 4.2 ENVIRONMENTAL IMPACT ASSESSMENT STAGE

The environmental impact assessment stage consisted of the following elements:

- Engagement of a variety of specialist consultants to evaluate the resource and the natural environment.
- Further develop the project based on feedback including the need for effective water management systems in the catchment and avoidance of creek lines, including positioning and selection of plant and equipment.
- Engagement of noise and air quality specialists to consider the air and acoustic values of the local area and assess how the project would interact with the local community, in this regard, noise modelling identified potential for elevated noise at local residents and prescribed a barrier system be installed.
- Seek to engage with the community through:

- o Interviews with local residents to determine key project concerns and the values of the local area.
- o Provide newsletters updates.
- o Exhibit the EIS for public comment.
- o Meet with local residents to better understand concerns of individuals.
- o Listen to local residents at an information session on concerns and describe the project.
- o Review submissions made during the exhibition.

## 4.3 RESPONSE TO SUBMISSIONS STAGE

The response to submissions stage has consisted of the following elements:

- Review Project design with consideration to concerns raised by community, as a summary this includes the following design responses in no particular order of importance:
  - o **Noise:** while noise modelling was able to demonstrate the EIS design was suitable, comments and concerns raised by community led to the reorientation of the processing plant, relocation of the haulage road, and retention of a portion of the existing hill resulting in a substantial improvement on predicted noise emissions by 7 dB(A).
  - o **Drinking water catchment:** Improvement of water management system to better protect the drinking water catchment, with systems designed for events of 1 in 500 year recurrence.
  - o **Blasting:** the hours of blasting were reduced, and blasting restricted to weekdays only. The potential for more than one blasts per month was also introduced to ensure smoothness in provision of materials to avoid higher peaks and larger blast sizes.
  - o **Visibility and Ecology:** While the visibility of the quarry is heavily filtered from most locations, including private property, commitments have been strengthened in relation to revegetation of the quarry benches, particularly the highest ones. Revegetation of these benches also widens available habitat corridors around the quarry.
  - o **Offsets:** The boundary of the quarry was reviewed having regard to the practicality of maintaining offsets immediately against quarry operations resulting in the provisions of buffer areas between the extraction and offset areas. These offset areas, despite the potential to remain unaffected, will be fully offset (both through onsite and offsite biobanking sites).
  - o **Traffic:** ERS and its specialist consultants further reviewed the intersection of Italia Road and the Pacific Highway including the collection of additional traffic data and

further modelling. The additional works confirmed existing conclusions that the intersection is able to cater for the additional traffic from the proposed quarry. ERS has sort further discussion with RMS to ensure the intersection and its operation will satisfy RMS. A safety audit was conducted to provide an independent assessment of the intersection, the audit also confirmed that intersection is able to operate.

- The revised project is then further assessed by specialists as required to consider the changes in design and the Response to Submissions prepared.
- Newsletters delivered to mailboxes in the local area and emailed to interested parties seeking engagement to discuss proposed changes in the project design and views on the project.

## 4.4 POST RESPONSE TO SUBMISSIONS

Following the lodgement of the response to submissions, the following process is anticipated:

- ERS are committed to maintaining an open dialogue with the community and where improvements to the project are suggested these will be implemented where possible through the assessment process or future management plans.
- During the DPE assessment process and subsequent PAC determination, further amendments to the project or commitments may occur to further minimise residual impacts.
- If approved, the project must then comply with the likely comprehensive conditions of approval that will include the development of a range of detailed management plans (as also committed to by ERS) that must be developed and approved prior to construction.
- A Community Liaison Group will also be established to convey the project status to community and receive feedback on matters requiring consideration or correction by ERS. This process ensures that community engagement, project design and procedures are constantly evolving to minimise the impacts of the quarry on the community.

## 5. PREDICTION AND IDENTIFICATION OF IMPACTS

A review of the probable impacts of the project is presented below.

### 5.1 PROBABLE IMPACT

The project has the potential to impact on the surrounding community, this assessment provides some quantification. Quantification of these impacts on an economic basis is presented in the Economic Impact Analysis.

Estimating project impacts to community has been undertaken by reviewing the probable impacts of the quarry (determined by consideration of duration, scale and intensity) as detailed within **Table 1**. Probable impacts have been determined on the basis of the application of all proposed project management and mitigation measures.

The development of the environmental management plans for the project are intended to maintain and reduce impacts to that assessed (i.e. probable impacts). Monitoring and regulatory compliance will ensure the impacts do not exceed accepted criteria and management and response to community complaints and open dialogue with the community through the community liaison group will limit the potential for impacts on community values.

**Table 1: Summary of consequence of probable impacts of the proposed quarry**

Impact Type	Probable Impact Summary	Duration	Size / scale	Intensity	Probable Impact Severity
Lighting impacts	All lighting will be set low in the hill side, with potential for minor sky glow immediately above the hill that will stop before 10:30pm).	Up to 30 years. Less than 5.5 hours in winter (evening and morning) and 2.5 hours in summer (evening).	Small, light focused around processing area only. No lighting up the hill. No receptors with clear view to processing area.	<u>Low</u> – light shielded to provide only sufficient lighting for sales.	Incidental

Impact Type	Probable Impact Summary	Duration	Size / scale	Intensity	Probable Impact Severity
Noise Impact	Noise impacts are not expected to exceed any project specific noise goals with respect to dwellings or vacant land. Receivers with noise levels above predicted levels will have protections to receive mitigation measures or in an extreme situation acquisition rights IF the project is unable to reasonably and feasibly avoid impacts.	Up to 30 years. If project is audible likely to occur during morning period only.	Has potential to be audible at several properties below criteria.	<b>Low</b> – if audible project is predicted to be seven dB(A) below criteria at worst affected receiver.	Minor
Blasting	Blasting can be conducted for the quarry without exceedance of vibration or overpressure criteria.	Up to 30 years. Maximum of two blasts per month.	Has potential to be noticed at several properties but below criteria.	<b>Low</b> – blast design and monitoring ensure levels are kept below criteria.	Minor
Air quality	No predicted exceedance of criteria at any privately owned residence with exception to Port Stephens Gardenland Manager's and	Up to 30 years.	Has modelled potential to result in a small increase in dust levels up to 3,000 m from the quarry (includes dwellings on Winston Road).	<b>Low</b> <b>No</b> exceedance of the criteria of 25 $\mu\text{g}/\text{m}^3$ . Modelling has predicted a minor increase of 0.1 $\mu\text{g}/\text{m}^3$ of annual average PM10 for residents within 3,000 m. Existing background in past 5 years has varied by more than 4 $\mu\text{g}/\text{m}^3$ . All receptors (excluding the Gardenland Managers Residence) are modelled to experience levels of 0.4 $\mu\text{g}/\text{m}^3$ or below.	Incidental

Impact Type	Probable Impact Summary	Duration	Size / scale	Intensity	Probable Impact Severity
Traffic	<p>At peak, an increase of up to 170 trucks per day on Italia Road accessing Highway. Modelling and analysis of intersection is suitable for additional traffic volume. No additional traffic to Six Mile Road. Additional trucks at the intersection alter the waiting time at the intersection – <b>not</b> the existing visibility or safety.</p>	<p>Up to 30 years. Note Boral expected to close by 2035 reducing truck levels.</p>	<p>Maximum increase is approximately 16 % above existing traffic volumes on average, and 30 % at peak rates.</p>	<p>Expected to be 192 vehicles per day, to a peak of 362 per day (two way). Peak rate unlikely to be occur consistently as would result in an annual extraction rate of over 1.3 Mt. Less than half that rate is required to achieve annual maximum extraction rate.</p>	Minor
Water	<p>The project will not result in the reduction of water to any private property (water availability, surface water or groundwater). Catchment water qualities are protected for events up to a 1 in 500 year event.</p>	<p>Up to 30 years. Uncontrolled discharges could occur for events greater than 1 in 500 year frequency.</p>	<p>Largely limited to subject land.</p>	<p>Low System designed to cater for a very low frequency event.</p>	Incidental
Property Value	<p>Property prices are a complex aggregation of a large number of factors. Given the limited impacts, it is consistent with existing land uses and limited visibility, the property prices are not expected to be significantly affected. It is also noted that Kings Hill is likely to result in an increase in value with greater access to services.</p>	<p>Up to 30 years.</p>	<p>If affected, properties that are the closest are likely to have the greatest impact potential.</p>	<p>Low The frequency of property sales is less than 25 % of land holders every 10 years.</p>	Minor
Eagleton Ridge Respite Centre	<p>Noise, blasting and air quality related criteria will not be exceeded. Minor increases in noise, dust levels and frequency of blast related effects. The property is largely orientated on the southern aspect of the adjacent ridge facing away from the quarry, with limited filtered views of the quarry highwall possible on the property.</p>	<p>Varying times while the quarry is operating for a duration of up to 30 years..</p>	<p>Whole property</p>	<p>Low Predicted levels of noise and dust are low and within the range of background. Blasting would occur up to twice per month.</p>	Minor

Impact Type	Probable Impact Summary	Duration	Size / scale	Intensity	Probable Impact Severity
Employment and Economic Output	The proposed development is expected to have a positive long term effect on local employment.	Up to 30 years.	Local, regional and state level benefits.	Highest benefits are expected to accrue to the local area.	Significant (positive)
<b># Probable impact severity:</b>					
	<b>Incidental</b> Local, small scale or anticipated change to social characteristics of relevant communities that can easily adapt or cope with change.	<b>Minor</b> Short term recoverable impacts to the daily life for communities that can adapt to or cope with change.	<b>Significant</b> Impacts occurring over the medium term in which the community has some capacity to adapt and absorb.	<b>Major</b> Impacts occurring over the long term in which the community has some limited capacity to adapt to and cope with.	<b>Severe</b> Irreversible and unplanned changes to social characteristics and daily life of community where they are unable to adapt or cope with change.

## 5.2 CONSIDERATION OF PROBABLE IMPACTS ON IDENTIFIED VALUES

Identified values in the area, and the probable impact on those values is considered below:

- **Quiet natural amenity:**
  - As detailed above noise levels proposed within the EIS met criteria for both dwellings and vacant land. The changes made by the Response to Submissions has resulted in further reductions in noise levels.
  - Only minor impacts to this value for only a small portion of the community are likely, as noise if audible is unlikely to be for any significant duration, and when audible is predicted at low levels.
- **Bush and scenic natural landscape:**
  - The project will result in the clearing of native bushland.
  - Offsetting proposed will result in residual vegetation adjoining neighbouring properties to be protected and managed in perpetuity through a biobanking agreement.
  - The project will result in modification of the landform. Some properties may have filtered views of this modification (only the highest benches), rehabilitation on those areas will minimise the duration of disturbance to the scenic qualities.
  - A minor impact on bush and scenic natural landscape is therefore expected, especially as the proposal will result in long term conservation of bushland.
- **Wildlife habitat:**
  - As above with respect to the proposed offsets.

- Unlikely to have a noticeable affect for community on wildlife habitat.
- **Privacy:**
  - The proposed quarry will not alter the privacy of individuals.
- **Air quality:**
  - The proposed quarry is predicted to result in a minor increase in dust. This increase is less than the associated cumulative impact criteria, and also less than the typical variation in background levels between years.
  - As such, the impact on this value will at most be incidental.
- **Size of the blocks to enable keeping of animals:**
  - No change in size of blocks within the local area.
- **Community that respects privacy but helps when needed:**
  - The quarry will effectively result in an additional member of the community. Given the land adjoining neighbouring properties is committed to offsets this value is unlikely to change.
- **Location / proximity to larger urban areas and employment:**
  - No change in this value.
- **The proximity of the Williams River and nearby forestry trails:**
  - No change in this value.
- **Low traffic volume on Six Mile Road:**
  - The proposed quarry will not change traffic levels on Six Mile Road.
- **Intangible values / experiences:**
  - The proposed quarry has been designed to ensure there is no requirement for ERS to undertake land acquisition or install mitigation measures on dwellings due to excessive noise or dust.
  - Without displacement of community members or businesses, the intangible values of residents is unlikely to be altered or lost as a result of the quarry.

## 5.3 COMPARATIVE IMPACT

There are effectively three alternatives to the project, the impacts of these the community:

**Table 2: Simplified analysis of key alternatives**

Option	Advantage	Disadvantage
● Proceed as proposed within the EIS	<ul style="list-style-type: none"> <li>● Reduced proponent costs and time delay in reworking the project.</li> </ul>	<ul style="list-style-type: none"> <li>● Missed potential to further reduce the impacts of the project on the host community.</li> </ul>

Option	Advantage	Disadvantage
<ul style="list-style-type: none"> <li>Amend the proposal based on comments received during public exhibition to minimise potential impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Reduced impacts on the host environment and community.</li> </ul>	<ul style="list-style-type: none"> <li>Increased proponent costs and time in the reworking of the project.</li> </ul>
<ul style="list-style-type: none"> <li>The no go option where the project does not proceed.</li> </ul>	<ul style="list-style-type: none"> <li>Retention of the natural resource for future generations to utilise.</li> <li>No impacts on surrounding properties (outside of that which is permitted on the property without consent).</li> </ul>	<ul style="list-style-type: none"> <li>Lost economic benefits for current generation.</li> <li>Lost resource availability potentially increasing demand and price of materials.</li> <li>The potential social impacts (e.g. traffic, noise, air quality) of this proposed quarry appear lower than several other prospective projects within the region. Without this project, greater pressure would apply to other projects that may be more constrained.</li> </ul>

## 5.4 SOCIAL CHANGES

The proposed project is unlikely to result in significant social change within the locality for the following reasons:

- The project is not a new industry type within the area, Boral has been in operation for over 30 years and the community as it is now does not appear to be in a state of flux due to the quarry.
- The project will not displace any individuals, families or businesses.
- Visibility of the quarry and final landform is heavily filtered by surrounding vegetation both on the quarry site and the receiver.
- Rehabilitation is proposed to progressively replant benches as they are exposed.
- Will contribute to additional employment opportunities for the local area.
- No established health or amenity criteria will be exceeded, with both noise and dust levels remaining below relevant criteria at all un-related privately owned dwellings.
- To ensure compliance, the quarry will adhere to strict environmental monitoring controls, with public transparency on reporting such that both the neighbouring public and authorities can ensure the company is accountable.
- Blasting notifications will occur for all interested community members and will be coordinated with Boral where feasible to minimise disturbance to the community.

## 6. CONCLUSIONS

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The development of the Eagleton Rock Quarry has been undertaken over more than five years building on the experience of local land holders, businesses, local consultants and proponents.

The impacts have been illustrated to not impact the community above accepted amenity criteria, will not displace any local families or businesses is not considered likely to impact on the way individuals or the broader community perceive the local area as the quarry is consistent with existing land uses in the area.

The potential for impacts to the attributes that the community values for the area has been considered, and determined to be unlikely to result in impacts that will result in a substantial change to the existing values of the area.

On a cumulative basis, the Project adheres to all quantitative measures of cumulative impacts (e.g. noise, air quality, traffic and biodiversity). While the quarry will no doubt contribute to cumulative increases in these aspects, this is to some extent is how communities and populations develop particularly those areas surrounding major urban centres. The area, that was once a combination of large properties of open farm land and bush adjoining the highway, was then slowly subdivided and built on, the highway capacity increased, quarries and recreational facilities grew and urban development at Kings Hill expanded north from Raymond Terrace. No community is able to remain static, however, it is imperative that adjacent land uses are managed in a responsible manner with regard to the accepted health, amenity and rights of neighbours. The proposed ERS mitigation measures along with the construction and operational management plans will ensure these values are retained.

## 7. REFERENCES

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ABS, 2016 Census of Population and Housing, General Community Profile – Balickera (SSC10156) 27.5 sq Kms.

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Umwelt Australia Pty Limited 2016, Eagleton Quarry Project – Consultation Program, May 2016 for Eagleton Rock Syndicate.

## **APPENDIX 1. 2016 CONSULTATION REPORT**

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Umwelt Australia Pty Limited 2016, Eagleton Quarry Project – Consultation Program, May 2016 for Eagleton Rock Syndicate.





## **EAGLETON QUARRY PROJECT – CONSULTATION PROGRAM**

**FINAL**

May 2016





## **EAGLETON QUARRY PROJECT – CONSULTATION PROGRAM**

### **FINAL**

Prepared by  
**Umwelt (Australia) Pty Limited**  
on behalf of  
**Eagleton Rock Syndicate**

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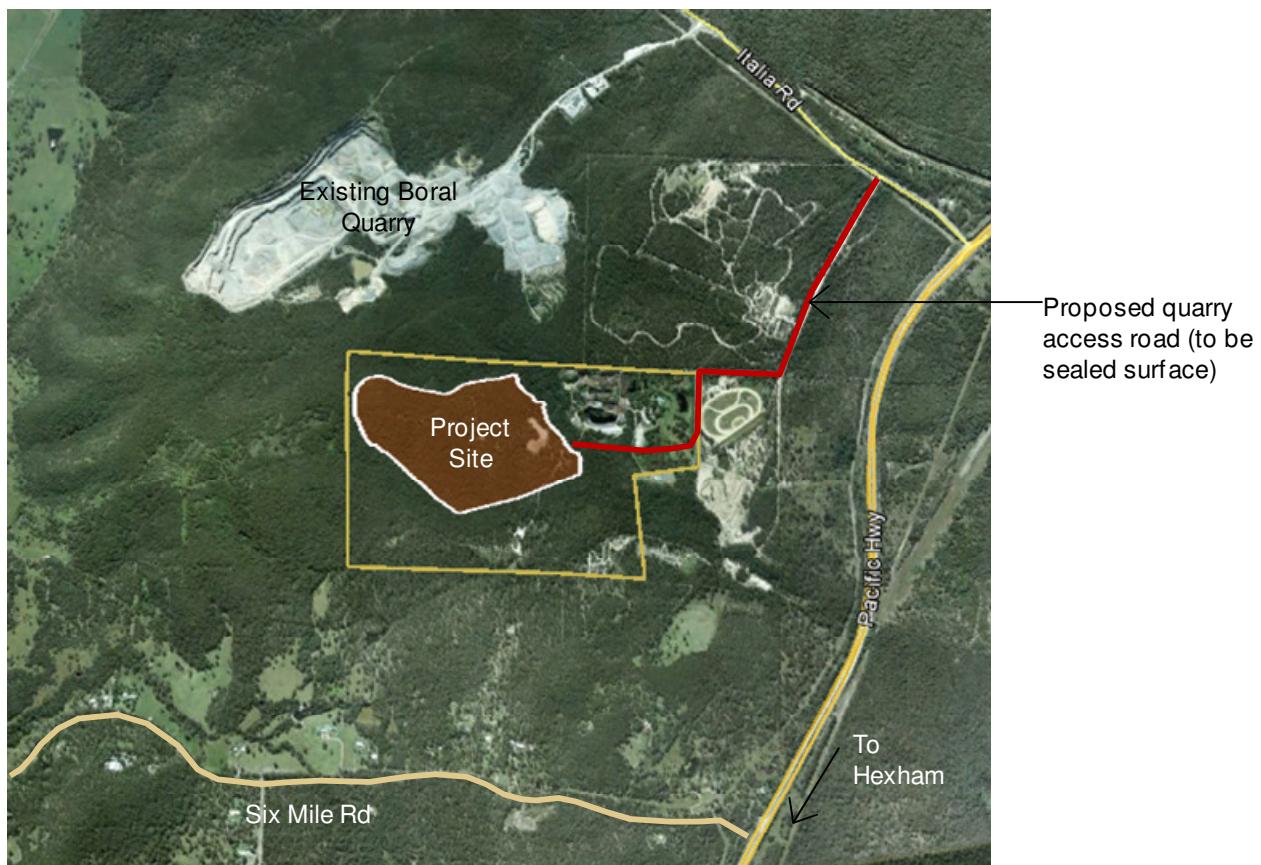
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# 1.0 Introduction

## 1.1 The Project

Eagleton Rock Syndicate (ERS) propose to develop a hard rock quarry, with a total of 12.0 million tonnes of product anticipated to be quarried over the life of the mine. Extraction would be phased, with a first year extraction rate of approximately 100,000 tonnes increasing to a maximum extraction rate of 600,000 tonnes per year within the first 5 years. The project has the potential to directly create 10 full time quarry based jobs plus up to 24 full time delivery truck driver positions. Indirectly, the quarry will create a large number of jobs primarily within the construction industry but also via support services.

The proposed site is located on an existing landscape supplies facility in Eagleton NSW, on part of Lot 2 DP 1108702. The proposed quarry site is located approximately 1.5km west of the Pacific Highway on Barleigh Ranch Way in the Local Government Area of Port Stephens and is approximately 30ha in area. The nearest townships are Medowie, Seaham, and Raymond Terrace. Raymond Terrace is located 7 kms to the south of Eagleton. At the 2011 census Eagleton had a population of 234 people, (ABS, 2011).



**Figure 1 – Project site**

While preliminary consultation was undertaken by the company in 2012, as part of earlier proposals for the site, this report provides an overview of the approach and outcomes of a consultation program undertaken by Umwelt, on behalf of ERS, in April 2016. This report is anticipated to supplement the Environmental Assessment being prepared by JBA Planning, which is anticipated to be completed by June 2016, in outlining key issues of the local community.

## 1.2 Objectives

The consultation program had a number of key objectives, namely:

- To understand near neighbour issues/concerns in relation to the proposed quarry proposal
- To ensure that the local community had a voice in the assessment process and
- To identify resident needs and requirements, to inform the mitigation of impacts should the project proceed.

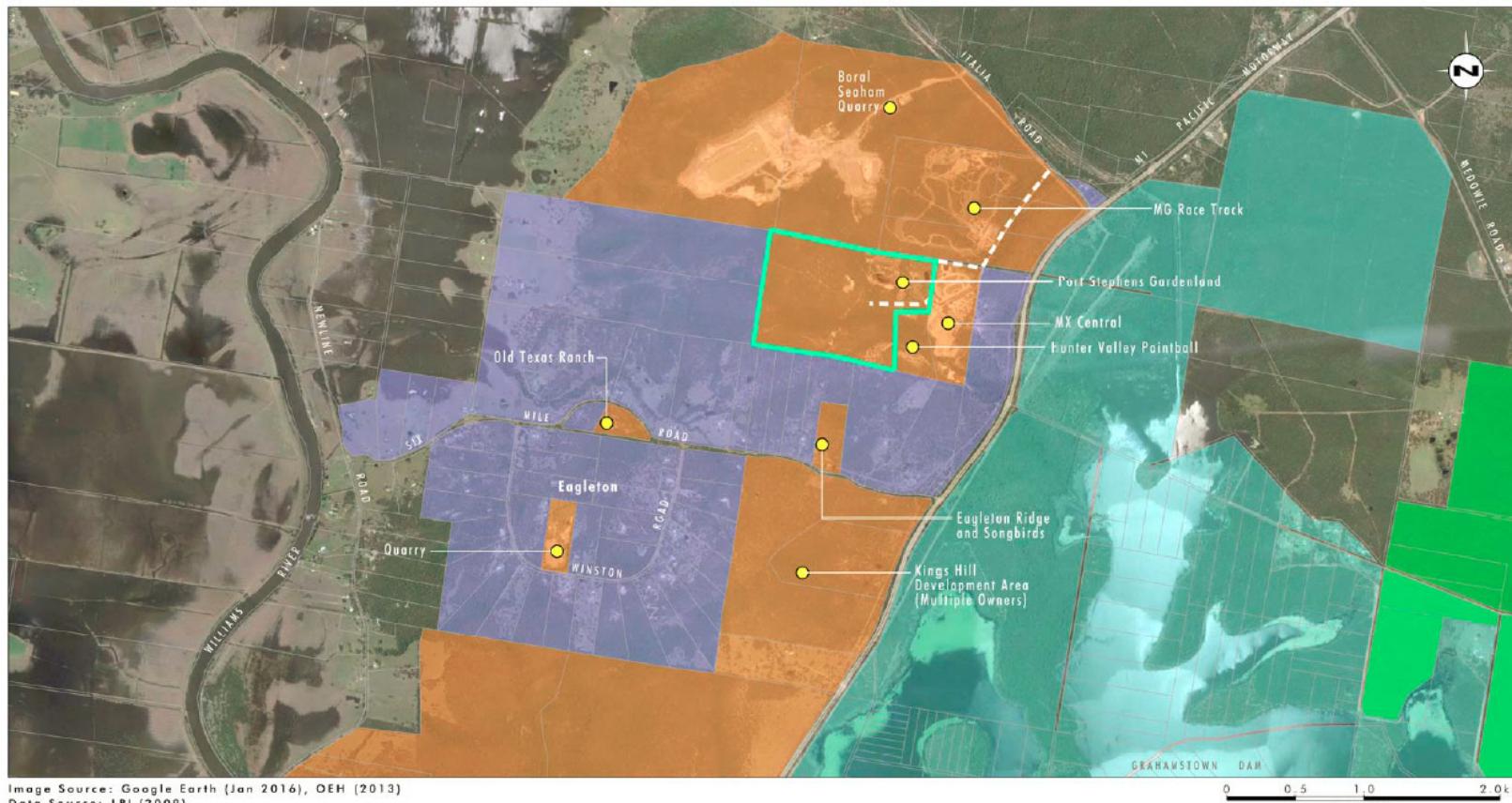
Outcomes of the consultation will be used by ERS to inform their project planning and assessment program and assist in the design and development of appropriate mitigation and management strategies for the Project.

## 2.0 Consultation Methodology

### 2.1 Stakeholders

**Figure 2** presents the stakeholder areas identified for consultation in relation to the Eagleton Quarry proposal. The focus of the program was on proximal and potentially impacted landholders such as those adjacent landholders and businesses and near neighbours located in the area along Six Mile Road, Italia Road, Barleigh Ranch Way and Winston Drive.

In total, 66 stakeholders were provided an opportunity to participate in the program. Of those contacted, a response rate of 32 per cent was obtained, 11 residents, 8 local businesses and 2 agencies. Surrounding businesses included Port Stephens Gardenland, Boral's Seaham Quarry, the MG Car Club, Hunter Valley Paintball, MX Central – Motor Cross, Kings Hill Estate Development and Eagleton Ridge and Songbirds. Agencies included Hunter Water and Port Stephens Council and issues raised are included in the Environmental Assessment.



**FIGURE 2**  
**Stakeholder Areas**

Note: Broad residential, commercial areas and businesses in proximity to the Project area including Hunter Water (exact ownership boundaries may differ)

## 2.2 Consultation Mechanisms

Consultation was undertaken by Umwelt over a three week period in April 2016. A number of mechanisms were utilised to contact stakeholders to ensure that local stakeholders were notified and given an opportunity to provide input to the Project. **Table 1** below identifies the key engagement mechanisms that were utilised during the consultation process, with **Table 2** summarising the mechanisms used by stakeholder group.

**Table 1 – Engagement mechanisms**

Mechanism	Number contacted	Number consulted (Personal interviews and briefings)
Door knocks, phone calls and emails	33	20
Mail drop – Project information sheet	31	1
Total	64	21 (Response rate of 32%)

Where contact details were available, calls were made to book a time to meet personally. These personal interviews were structured using an interview guide. Where contact details were unavailable, consultants undertook door knocks and left information for landholders. A project information sheet summarising key project details was also developed and distributed to near neighbours as part of the process. **Table 2** highlights the mechanism used by stakeholder group.

**Table 2 – Mechanism by stakeholder group**

Stakeholder Group	Doorknocks	Information Sheets Distributed	Project Briefings	Personal Interviews
Near neighbours located on Six Mile & Italia road				
Winston Drive Residents				
Local businesses e.g. Quarry, recreational and development companies				
Key Agencies - Port Stephens Council and Hunter Water				

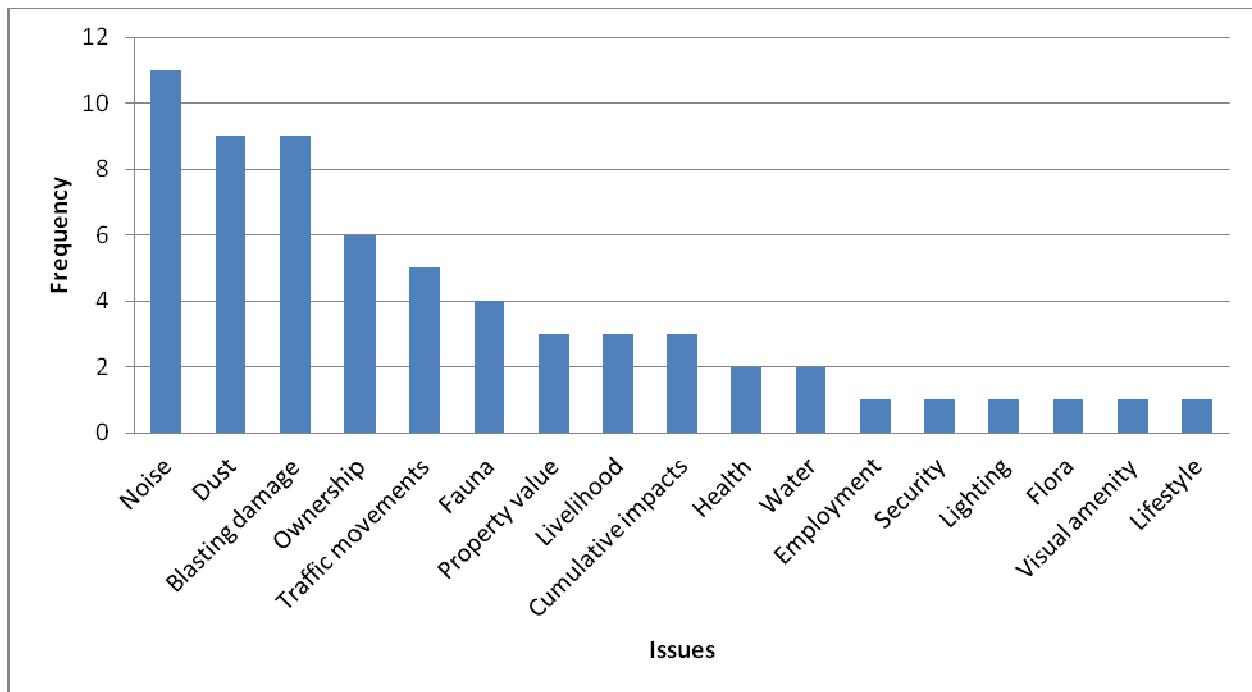
In total, 6 briefings to outline the Project and 15 detailed interview surveys were undertaken consisting of 11 residents and 4 local businesses. The 15 interview surveys form the basis of the consultation analysis that is summarised in **Section 3.0**. Five near neighbours declined an interview due to limited concern over the development.

## 3.0 Consultation Analysis

This section summarises the outcomes of the community consultation undertaken as part of the Project.

### 3.1 Project Issues

When asked whether they had any issues in relation to the Project, 80% of those interviewed outlined that they had issues with the proposed Project.



**Figure 3 - Issues raised by the interviewees (multiple responses apply)**

The most commonly raised issue was noise with those consulted highlighting concerns about potential for noise from quarry equipment; the crushing process and the cumulative effect of other noise sources in the environment (refer to **Figure 3**).

*“How will noise from other sources e.g. RAAF base, be factored into limits?”*

*“We accept existing noise but don’t want any more”*

The second most frequently identified issue was dust, particularly impacts of surface (depositional) dust. This issue was followed by issues relating to blasting, namely the potential disturbance from blasting activities and the potential impacts (damage) to property, followed by increased traffic movements. In relation to traffic, access to the Pacific Highway was also noted. Other issues of concern included company ownership and the impact of the Project on local wildlife.

*“I get dust in my pool and on the clothes from the road already, it doesn’t bother me now but if it gets worse it might”*

*“We don’t really notice blasting now but we know others do and I’m worried it will damage my home”*

*“Although the trucks won’t be on Six Mile road, the traffic will hinder access”*

*"Does the company have the resources to address issues, we need to consider others not just ourselves"*

*"The kangaroos and wallabies are important to the area and the wildlife is part of why we are here and what we enjoy"*

In relation to company ownership, questions were raised regarding whether ERS was still connected with the Tinkler group of companies and, consequently, whether the company had the resources to develop and operate the Project successfully and comply with regulations.

### 3.2 Project Benefits and Costs

When asked to comment on both the benefits and costs of the Project, nearly half of those interviewed (47%) saw no benefits of the Project going ahead.

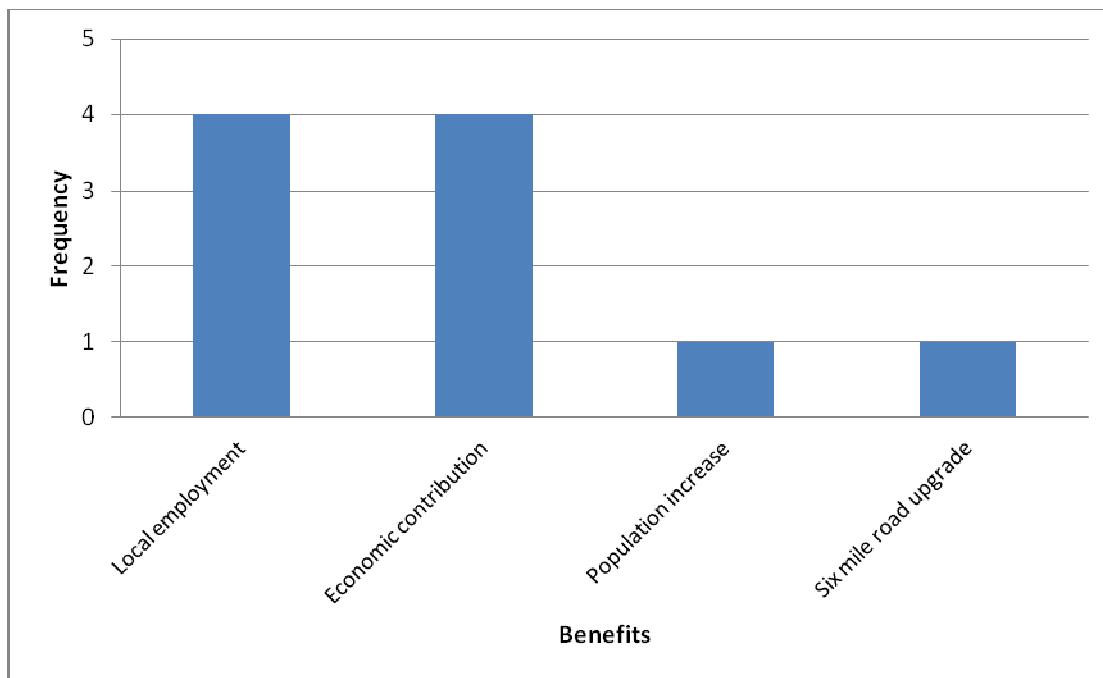
*"None to us, there are already existing quarries and industry here, we don't want more"*

However, of those interviewees who did raise benefits (53%), local employment, economic contribution, population increase and road upgrades were seen as the greatest potential benefits of the Project, refer to **Figure 4**.

*"Good for the area and not a new thing - there are flow on benefits if it goes ahead"*

*"We're fair, we can see that some may benefit"*

*"I'm all for it, I'm not fussy, it works, it gives people jobs"*



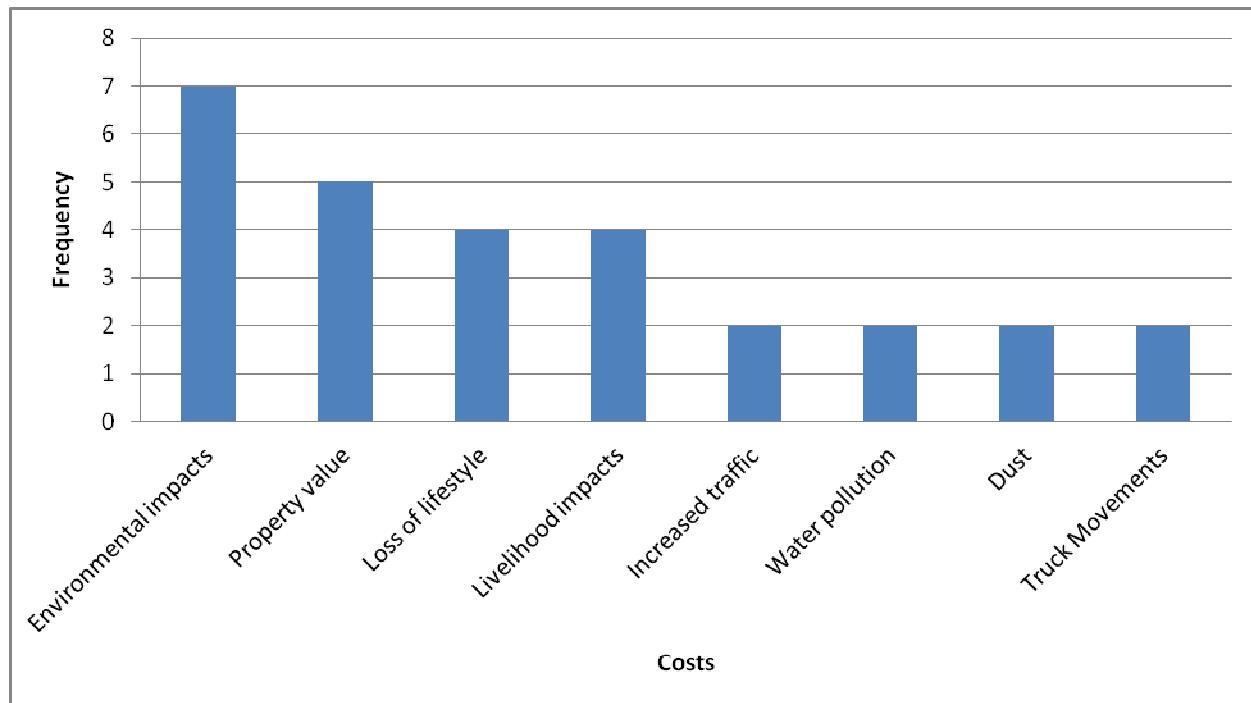
**Figure 4 - Benefits identified by interviewees (multiple responses apply)**

With reference to costs associated with the Project, thirteen (87%) of those interviewed raised concerns in relation to general environmental impacts followed by property value, loss of rural lifestyle and livelihood (refer to **Figure 5**). Other costs identified noted, aligned with a number of the key issues identified previously and included the potential for increased traffic/truck movements, water pollution and dust.

*“There is zero regard for the lives, lifestyles and impacts on the families and property owners around them, not to mention the delicate environment in which they plan to bulldoze and devastate”*

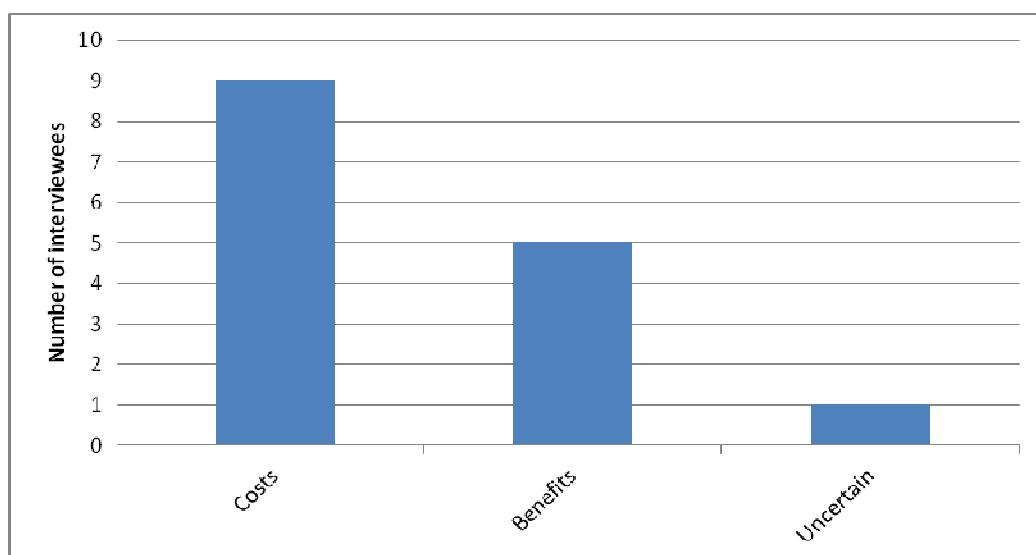
*“We want to avoid reduction in land value due to developments such as this”*

*“I’m concerned about loss of income from the impact on my sleep and therefore my livelihood”*



**Figure 5 - Cost identified by the interviewees (multiple responses apply)**

Of those interviewed, sixty per cent (9) felt that the costs of the Project outweighed the benefits (33%), with one interviewee uncertain, refer to **Figure 6**. Of the interviewees who noted greater benefits, 3 interviewees were local businesses who believed the development provided an opportunity to enhance their business and region.



**Figure 6 – Costs and benefits of the proposal**

### 3.3 Potential Projects Improvements

While many of the interviewees consulted would rather see no development in their area, others, commented on ways in which ERS could better balance the scales. Suggestions focused on the need for the company to develop appropriate impact management measures to reduce impacts e.g. blasting only in day time hours, reducing/shortening operational hours, attenuating equipment where possible to reduce noise impacts and monitoring impacts closely against modelled predictions.

*"Make sure blasting occurs within reasonable day time hours"*

*"Should the development be approved we'd want to see the real impacts compared to those modelled"*

Keeping residents informed through effective communication mechanisms and showing near neighbours' consideration were also noted.

*"Just show consideration for your neighbours and keep us informed"*

*"Consider compensation and mitigations that may help"*

*"Be fair dinkum with people"*

*"Comply with the letter of the law"*

### 3.4 Local Land Uses, Qualities and Needs

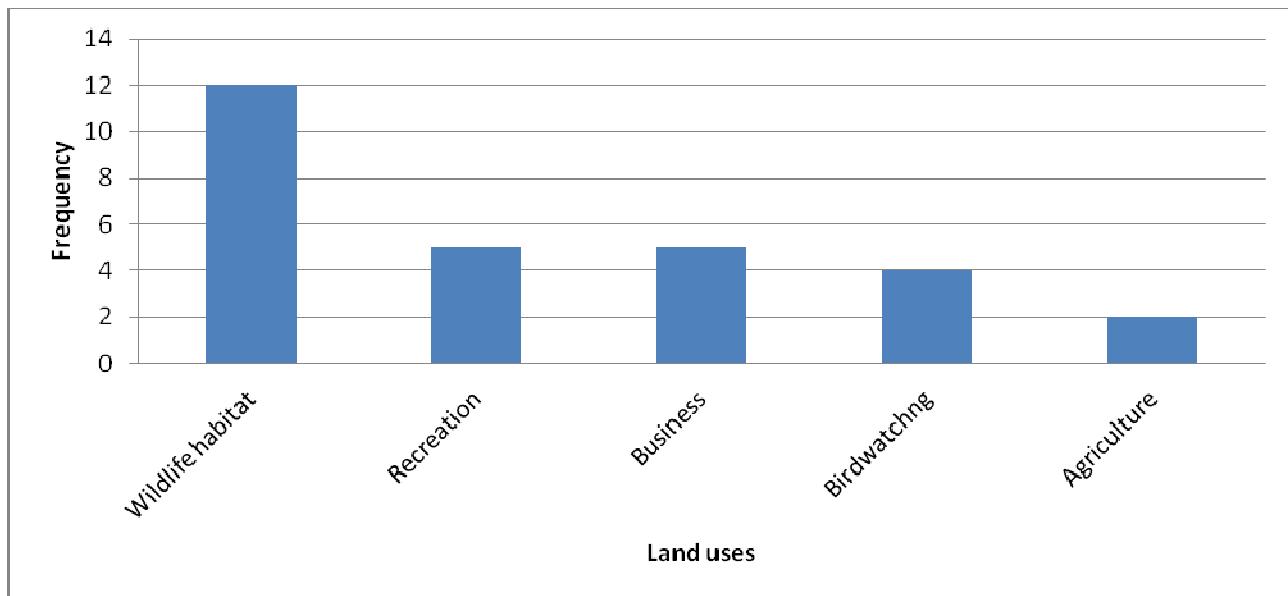
All interviewees were asked what land uses they value about the location in which they live with wildlife habitat being raised most frequently (refer to **Figure 7**). Landholders/residents also identified a number of activities they enjoyed participating in locally including bird watching, bushwalking and other recreational activities such as kayaking and motor bike riding. Others placed value on their businesses and agricultural land uses, such as cattle grazing.

*"There is so much wildlife in the area even just around the house that we value like echidnas and birds"*

*"I like bushwalking and habitat appreciation"*

*"Me and my kids go kayaking, we also use the tracks for motor biking"*

*"Industry and business is important to the area"*



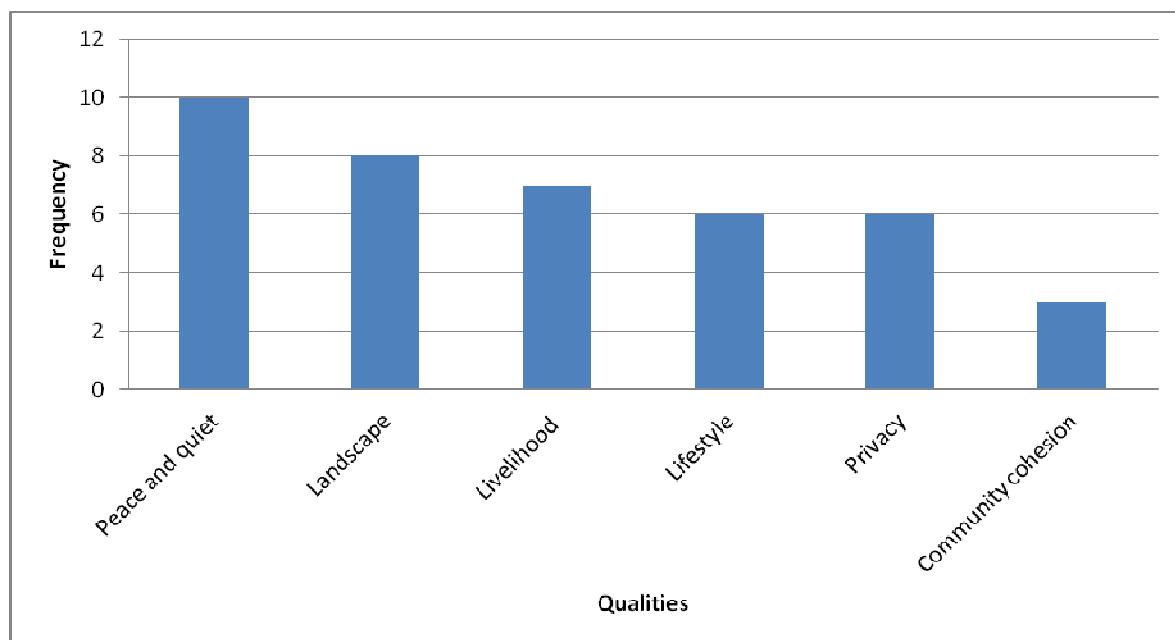
**Figure 7 – Land uses of the area (multiple responses apply)**

Interviewees also shared the qualities they value about living in Eagleton such as the peace and quiet that the area affords and the natural environment. Being able to enjoy these aspects while maintaining a livelihood was commonly linked i.e. bee keeping, equine pursuits and cattle grazing. Lifestyle and privacy were also identified as important to residents, with community cohesion drawn upon when needed (refer to **Figure 8**). The majority of interviewees feared that their lifestyle may be interrupted if the proposal was to go ahead.

*"It's the quiet and tranquil lifestyle we enjoy"*

*"Its private here but when we need to band together we do"*

*"The natural amenity is important to us, we have fresh air here and want to keep it that way"*



**Figure 8 - Qualities associated with living in Eagleton (multiple responses apply)**

When asked about community needs, 23% of interviewees said that there was nothing the community really needed.

*“Not really anything that we need out here - it needs to stay as is”*

Of the 77% who expressed their views in relation to this question, the most frequent response was the need for better roads e.g. road sealing, to reduce the effects of increased traffic, noise and dust.

Improvements to the intersection of Italia Road with the Pacific Highway were also noted in relation to access (refer to **Figure 9**).

*“Improve road quality and noise management”*

*“Would help to seal the 1.3km of six mile road”*

*“Improvements are needed to the intersection to manage access”*

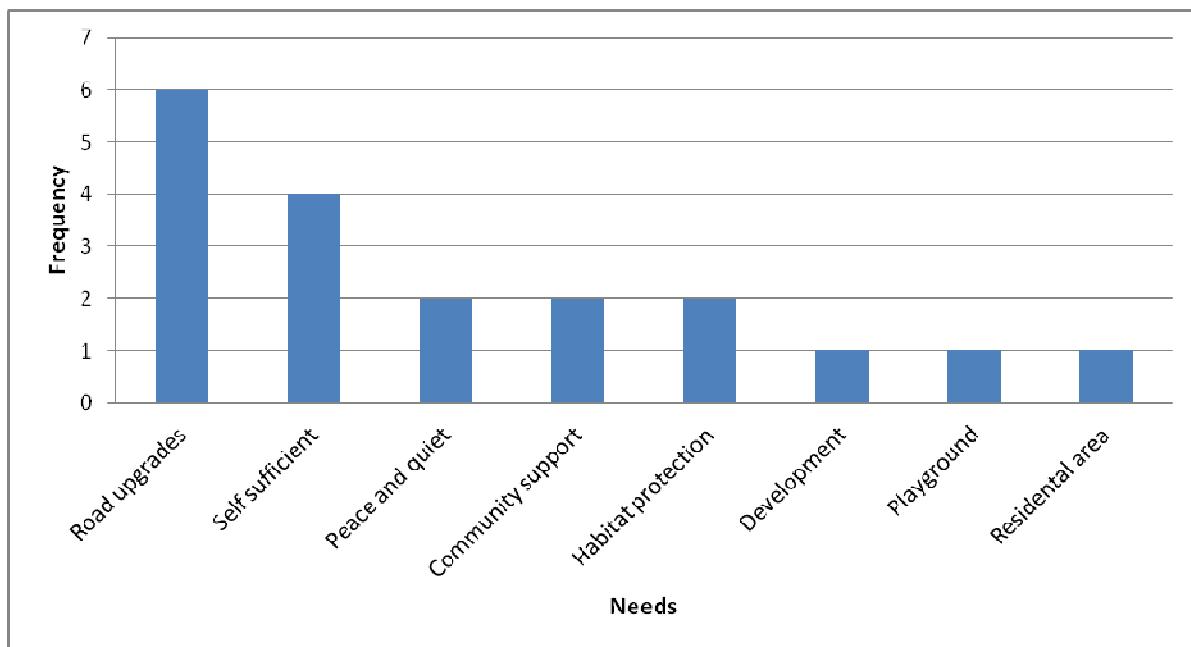
Other respondents noted a desire to see local contribution and support, further development such as residential development, and protection of local habitat for wildlife. There was also a strong sense of self-sufficiency evident among local residents in the Eagleton area.

*“Not much more needed as already close to shops and service station”*

*“Maybe raffles and local support”*

*“Development is needed for the local community”*

*“We need to protect wildlife, we need a wildlife corridor”*



**Figure 9 - Key needs identified by the community (multiple responses apply)**

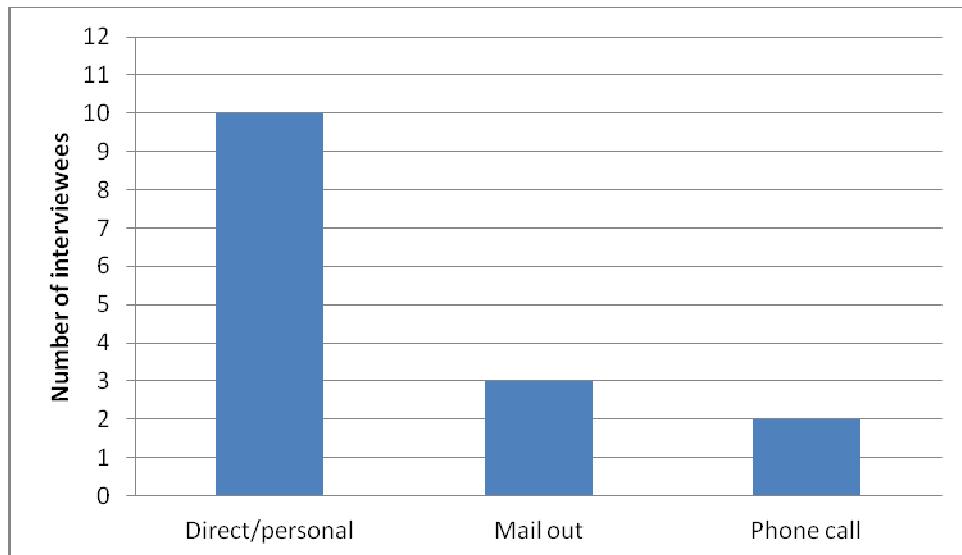
It was also noted during consultation that there was no central hub or services in Eagleton, with main services commonly accessed in Raymond Terrace, or the small village of Seaham given the presence a primary school.

### 3.5 Information Provision and Engagement Preferences

Of those interviewed, 73% were interested in receiving additional information about the Project, with a particular emphasis placed on receiving information about the outcomes of the Project's environmental studies. Specific information requirements included:

- further detail on the company as new proponents of the Project
- clarification on traffic movements in relation to production rates
- demonstration of how community views have been considered in the Environmental Assessment
- provision of information online e.g. blasting times, should the Project proceed
- company approach to bushfire management
- equipment to be used on site and predicted noise sources and levels
- predicted blasting levels and potential noise impacts likely to be experienced
- timing of approval, construction and potential employment opportunities.

Two thirds of interviewees (10) indicated a preference for personal face to face contact with the company (refer to **Figure 10**), rather than the provision of information by mail or telephone.



**Figure 10 – Preferred consultation method**

Some interviewees suggested that personal meetings with residents to communicate the outcomes of the Environmental Assessment could also be complemented by a presentation/briefing to the Eagleton Action Group, to disseminate the results of the assessment more broadly. A suggestion was also made that should the development go ahead, monitoring results be made immediately available to enable comparison between the study modelling and actual impacts. In addition, it was also suggested that the company should do all it could to reduce its impacts and adjust its activities to achieve a level of operation that is acceptable to adjacent landholders.

### 3.6 Post Quarry Land Use

Interviewees were also asked about their ideas for the final land use in the area should the Project be approved. In this regard, there was a strong preference to rehabilitate the site back to its natural state, with other residential, commercial, recreational and conservation uses also noted. Landfill was also considered, but was not considered a favourable option to a number of residents (refer to **Figure 11**).

*“Bring back the wildlife”*

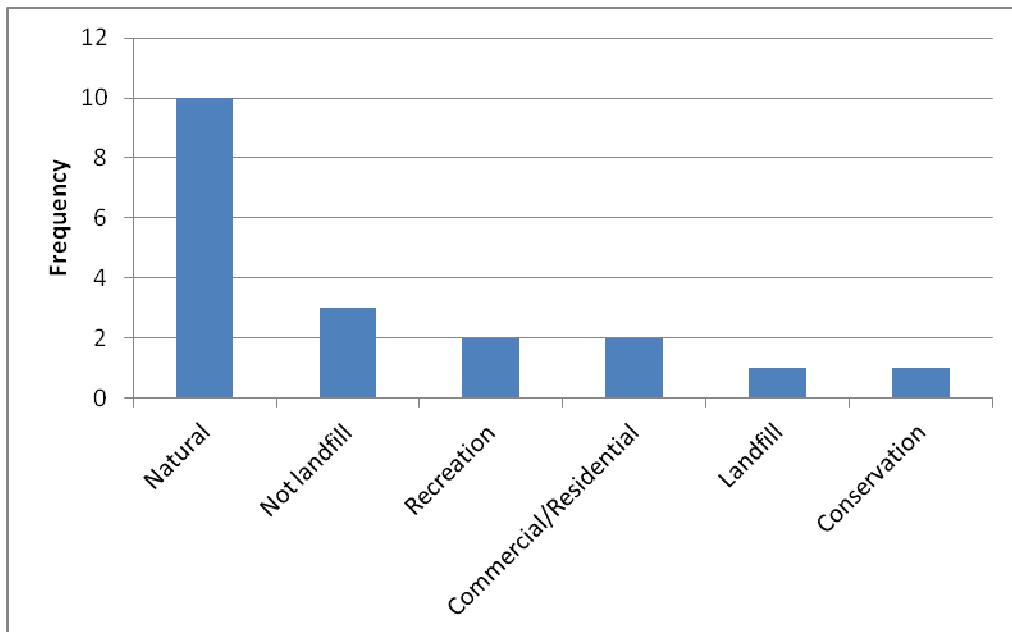
*“We'd hate to see it used for landfill”*

*“The rehabilitation needs to look natural”*

*“We'd want to see ongoing monitoring after the site closed”*

*“Would be great to use as a dam for recreational purposes”*

*“I'm not sure on restrictions but would be good to see it used for something e.g. industry or residential”*



**Figure 11 – Post quarry land use (multiple responses apply)**

## 4.0 Conclusions

Stakeholders relevant to the proposed quarry Project included near neighbours/adjacent landholders and a number of local businesses. Contact was initiated with approximately 66 stakeholders, of which around a third requested a personal interview or project briefing. A project information sheet was also distributed to stakeholders via the personal interviews, door knocks and mail distribution.

Of those stakeholders interviewed, key issues in relation to the Project included noise, dust, blasting, company ownership and traffic movements. Nearly half of those interviewed (47%) saw no benefits of the Project going ahead; however for those that did identify benefits there was some recognition that the Project would result in local employment, economic contribution, population increase and potential road upgrades. Key costs associated with the Project included general environmental impacts, impacts on property values in the area, loss of rural lifestyle and livelihood.

In addition to minimising project impacts where possible, keeping residents informed through greater communication and showing them consideration and involvement in management strategies and monitoring were highlighted as opportunities for project improvement.

Near neighbours identified a range of values and uses in their local area, with wildlife habitat and recreational pursuits, such as bird watching, bushwalking, kayaking and motor bike riding, frequently noted.

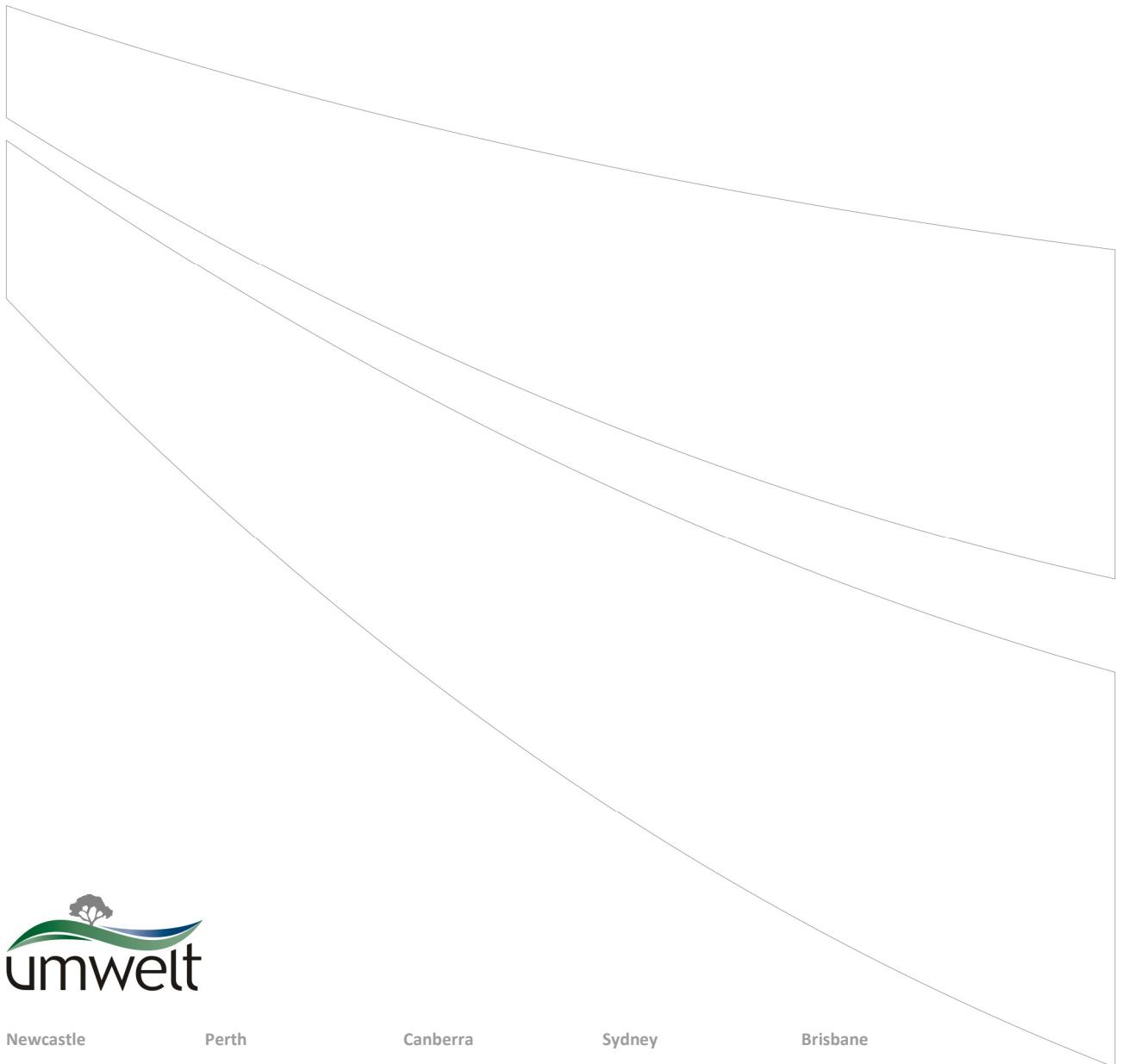
The area was seen to afford a tranquil and peaceful environment where residents could both work and play. There was a pride displayed in the self-sufficiency of residents in the locality and their sense of community cohesion when required. Community needs identified included local support/contribution, protection of wildlife and further residential development. However, there was a strong desire to maintain and preserve existing community values where possible.

Sealing Six Mile road was suggested as an opportunity to mitigate the effects of road traffic, noise and dust on local residents and improvements to the intersection with the Pacific Highway was also identified as a means of assisting to address potential access difficulties. Reducing operating hours to mitigate noise and blasting impacts were also suggested. Habitat protection, through the development of wildlife corridors, was also seen to demonstrate a commitment to maintain existing environmental values in the locality.

Further and ongoing communication was also seen as important, with the majority of near neighbours favouring direct consultation with the company to further discuss implications of assessment outcomes and project planning.





**Newcastle**

75 York Street  
Teralba NSW 2284

**Perth**

PO Box 8177  
Subiaco East WA 6008  
33 Ventnor Avenue  
West Perth WA 6005

**Canberra**

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56 Bluebell Street  
O'Connor ACT 2602

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Brisbane QLD 4001

Ph. 02 4950 5322

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Ph. 02 6262 9484

Ph. 1300 793 267

Ph. 1300 793 267

[www.umwelt.com.au](http://www.umwelt.com.au)

## **APPENDIX 2. NEWSLETTERS**

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Newsletter 1

Newsletter 2

Newsletter 3

Newsletter 4



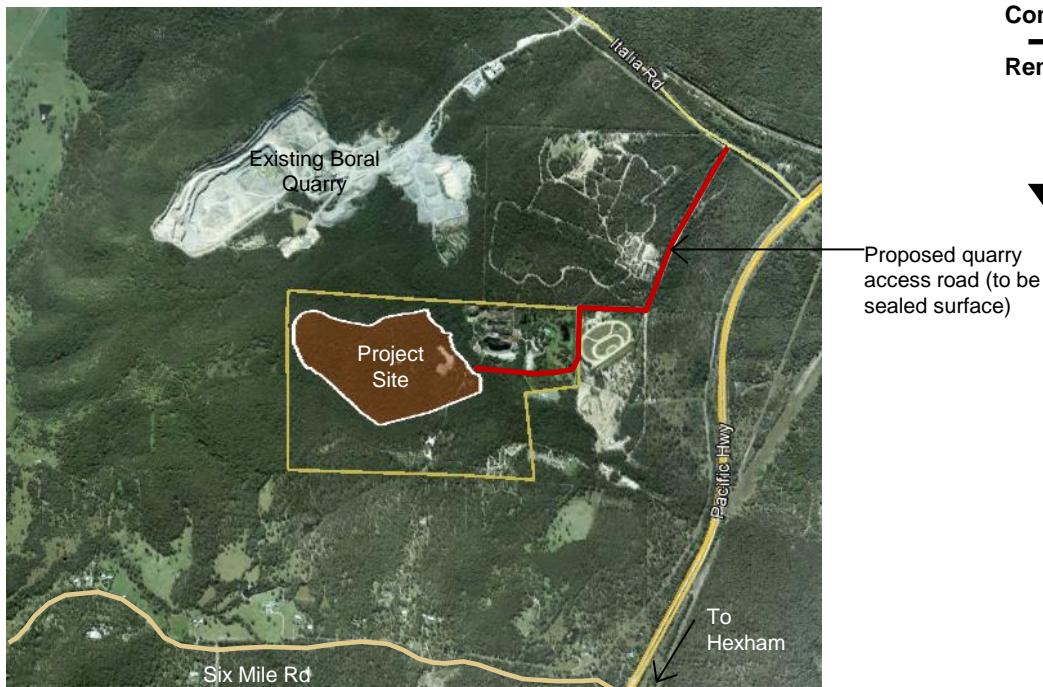
# Proposed Eagleton Quarry

## Introduction

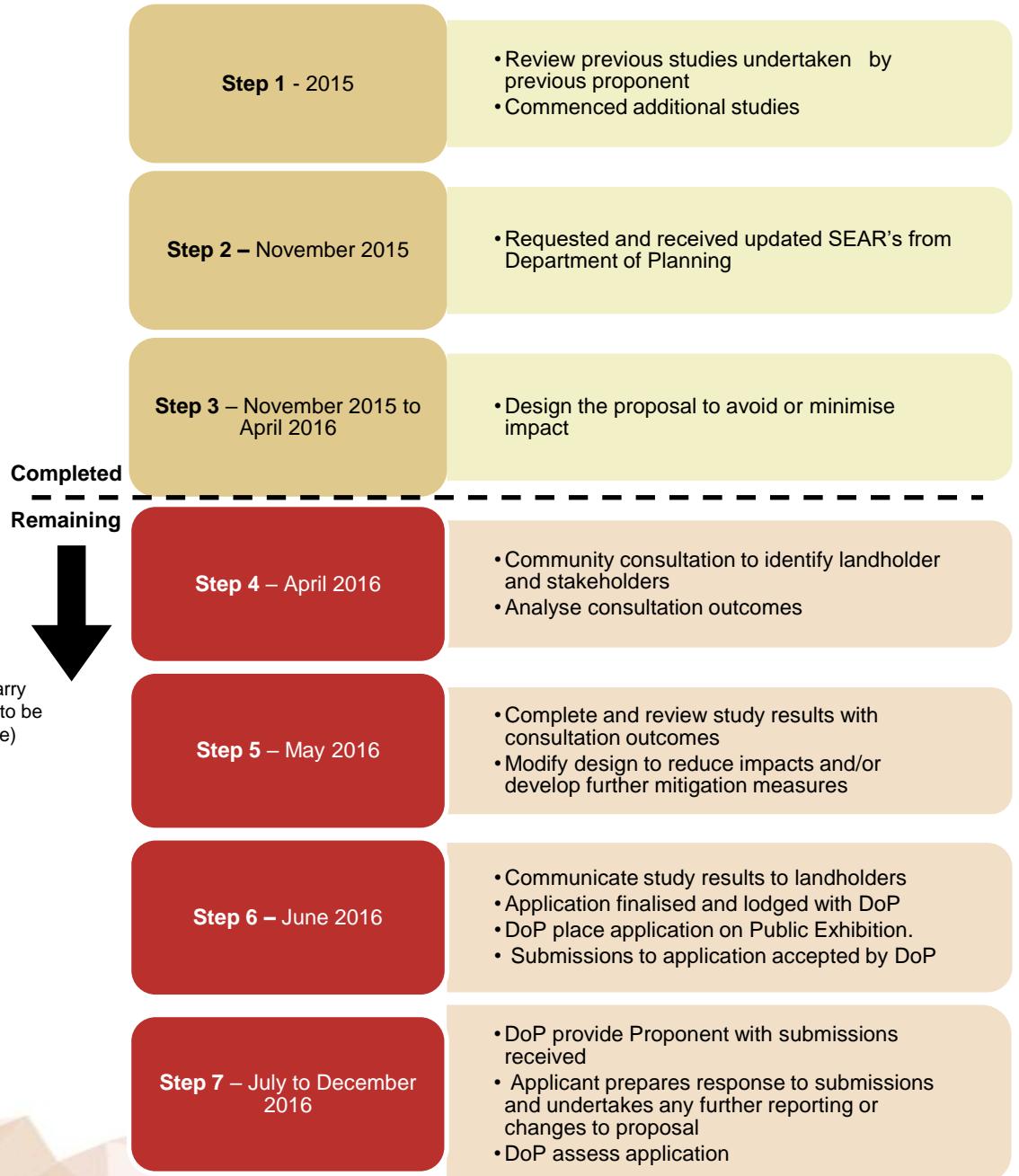
Eagleton Rock Syndicate Pty Ltd (ERS) are proposing to develop a hard rock quarry located off Barleigh Ranch Way, Eagleton. ERS is a privately funded syndicate of investors from the Lower Hunter region. For clarification the project or company has no association or interest with Nathan Tinkler who had an earlier interest.

The Eagleton Quarry project has been deemed State Significant Development by the NSW Department of Planning. As such Secretary's Environmental Assessment Requirement's (SEARS) have been issued in November 2015, these can be viewed on the Departments web site at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)



## The Process



Eagleton Rock Syndicate Pty Ltd

## Project Information

ERS propose to un tap this highly valuable resource to meet the needs of NSW's rapidly growing housing and infrastructure projects responding to population growth. The products will supply the building and construction industry creating jobs, investment and commercial benefits to the Local, Regional and State economies.

- A total of 12.0 million tonnes of hard rock quarry products are anticipated to be quarried over the life of the mine.
- Extraction would be phased, with a first year extraction rate of approximately 100,000 tonnes increasing to a maximum extraction rate of 600,000 tonnes per year within first five years.
- The project will directly create 10 full time quarry based jobs plus up to 24 full times delivery truck driver positions. Indirectly the quarry will create a large number of jobs primarily within the construction industry but also support services.
- There is an anticipated 20 - 30 year total operational life dependant on demand.
- On average 68 truck movements per day, up to a maximum 136 total (one truck every 7 to 15 minutes at maximum production) during standard operating hours.
- Proposed hours operation

- Monday – Friday
  - Sales 5am to 10pm
  - Quarrying Activities 7am to 6pm
- Saturday
  - Sales 5am to 4pm
  - Processing 7am to 4pm
- Sunday & Public Holidays **Closed**

Note: Blasting would only take place in favourable weather conditions between 9am and 4pm Monday and Friday.

- The proposed quarry plans to provide a fully sealed access road from Italia Rd to the quarry entrance to reduce dust and erosion of the existing pavement and to protect waterways.
- Significant water quality and treatment measures have been incorporated into the design of the quarry to ensure protection of the environment. Stringent monitoring and reporting regimes will also be in place during operation.
- Generous riparian buffers to watercourses exceeding the guidelines have been provided in the layout of the quarry to protect watercourses.
- Noise attenuation buffers have been incorporated into the configuration of crushing plant to minimise noise and also dust.
- A Biodiversity Offset Strategy is proposed as part of the application to offset the impacts of clearing of vegetation from the site, combined with an extensive rehabilitation plan.

## Why do we need a quarry

The proposed quarry will produce crushed rock product for use in the construction of infrastructure and developments to support the areas growing population and economic needs.

A range of crushed rock products of various sizes and specification including:

- Oversized rock armoring
- Ballast
- Drainage aggregates
- Concrete aggregates
- Road surfacing aggregates
- Road pavement materials



## Have your say

Consultation, supported by Umwelt Australia, is underway to gather the views of near neighbours and other interested stakeholders.

What do you think requires assessment? Do you have further questions or comments? Tell us at ..

**Narelle Wolfe – Social Consultant Umwelt Australia**

nwlolfe@umwelt.com.au or phone 0409 786 585

**Murray Towndrow – Eagleton Rock Syndicate**

Phone 0429 875 355

## Frequently Asked Questions

*What assessment is being undertaken for the quarry?*

A comprehensive *Environmental Assessment* is being prepared by JBA planning consultants along with other specialist teams. Umwelt Australia are undertaking consultation, ground and surface water, studies.

*What impacts are anticipated?*

Final impacts will be known as specialist investigations are completed. ERS are planning to develop a quarry site with minimal impact on neighbouring properties, ecological, water, or cultural heritage values. Any impacts predicted will be mitigated (e.g. through dust management measures, offset areas, machinery selection, etc.) as is reasonable and feasible.

*When can we know more?*

The *Environmental Assessment* is anticipated to be completed by June 2016. It will then be put on public exhibition. In the meantime keep an eye out as community consultation will continue.

*When will operations commence?*

Pending results of the assessments and approval, ERS are hoping to commence establishing the quarry in June 2017 with first sale of products in November 2017.



# Proposed Eagleton Quarry

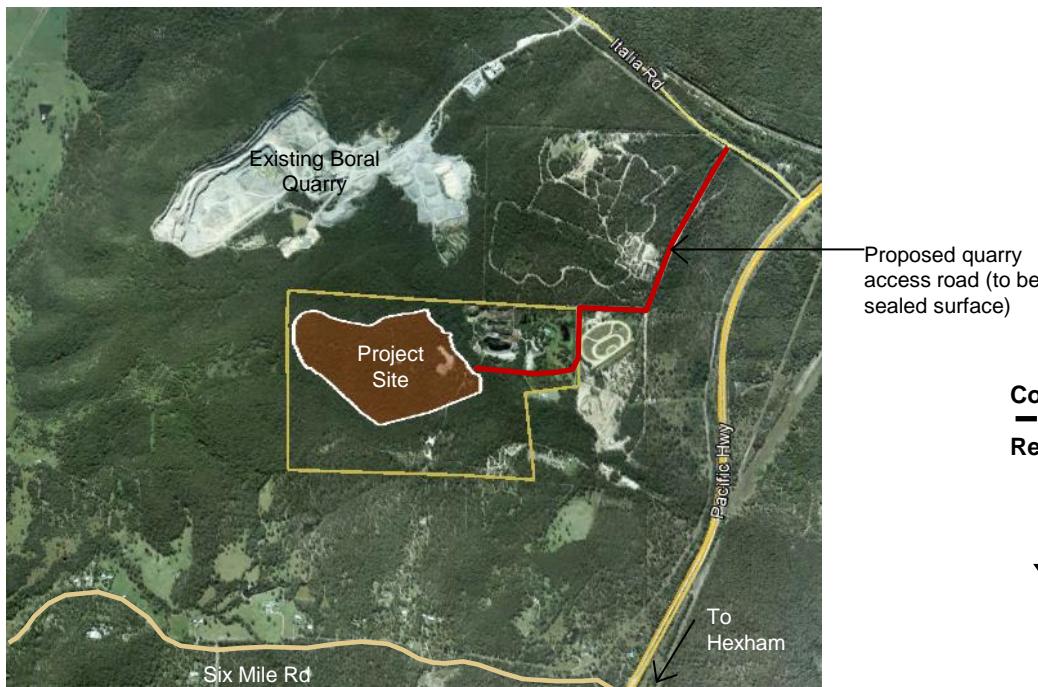
## Introduction

Welcome to our second Newsletter regarding Eagleton Rock Syndicate Pty Ltd (ERS) proposed hard rock quarry located off Barleigh Ranch Way, Eagleton.

We would like to thank those who participated in our recent community consultation interviews to identify landholder and stakeholder concerns. The issues identified have been considered in detail during the finalisation of our application and supplementary reporting's and studies.

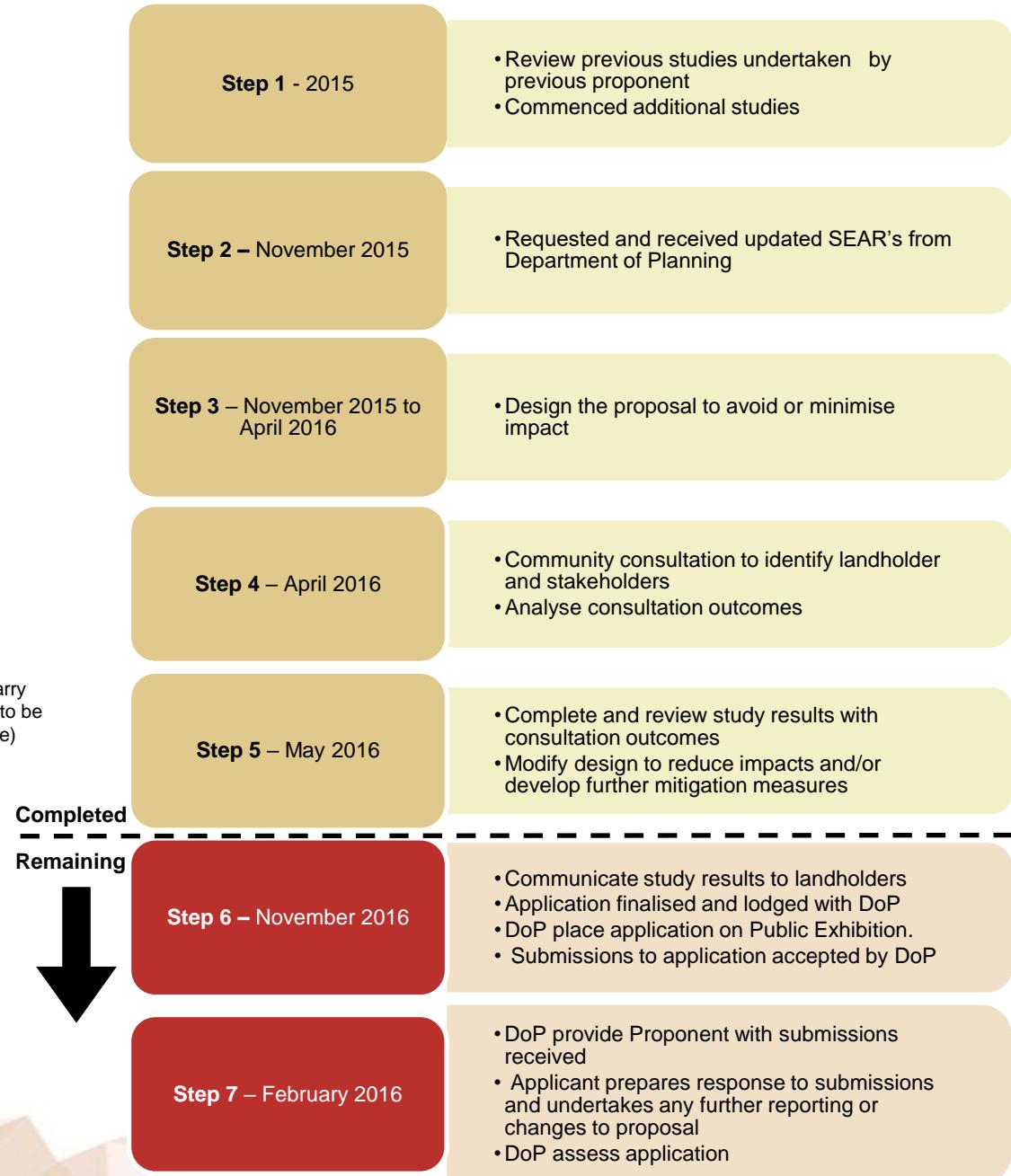
Our application has now been lodged with the Department of Planning and we anticipate it being exhibited shortly.

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)



## The Process / Status

November 2016



**Eagleton Rock Syndicate Pty Ltd**

## Want to know more / Upcoming Event

In order to assist landholders and key stakeholders ERS is conducting an informal drop in session to answer any questions and explain in detail any elements of the proposal on a one on one basis.

The drop in session is set down for;

**Date:** Thursday 17<sup>th</sup> November 2016

**Time:** 12:00pm to 7:30pm

**Venue:** Raymond Terrace Seniors Citizens Hall

17E Irrawang St Raymond Terrace

Any one unable to attend this session is invited to contact our project team on the details following to arrange an individual session at there convenience.

## Contact us

For more information on the Eagleton Rock Syndicate or feedback relating to the Project, current activities or future plans can be directed to:

Jonathan Berry

P: 024949 5200

M: 0499 564 597

E: [jberry@kleinfelder.com](mailto:jberry@kleinfelder.com)

## Frequently Asked Questions

*What assessment is being undertaken for the quarry?*

A comprehensive *Environmental Assessment* has been prepared by JBA planning consultants along with other specialist consultants.

*What impacts are anticipated?*

Our consultants have prepared what they believe is a complying application mitigating all impacts and conforming to current guidelines and standards. Fully detailed reports and modelling will be available for review during the exhibition period from DoP's web site.

*When can we know more?*

The *Environmental Assessment* is completed and has been lodged with DoP. It will be put on public exhibition shortly so keep an eye on the website (link on first page) and the newspaper for public notice regarding exhibition period to review documentation and your opportunity to make a submission if required.

*When will operations commence?*

Pending results of the assessments and approval, ERS are hoping to commence establishing the quarry in June 2017 with first sale of products in November 2017.



# Proposed Eagleton Quarry

## Introduction

Welcome to our third Newsletter regarding Eagleton Rock Syndicate Pty Ltd (ERS) proposed hard rock quarry located off Barleigh Ranch Way, Eagleton.

We would like to advise the Community that ERS has now completed all studies and reports required by the NSW Department of Planning for DoP to place the application on Exhibition, commencing Friday 3<sup>rd</sup> February for a period of 28 days.

The application, reports and studies have considered and responded to the issues raised by the Community in earlier consultation processes. ERS now encourages the Community to review the exhibited material and would welcome the opportunity to explain, clarify or further address any existing or new concerns with residents during the exhibition period.

Please refer to overleaf for contact details to arrange suitable phone discussion / meeting time project representatives should you require any additional information or clarifications.

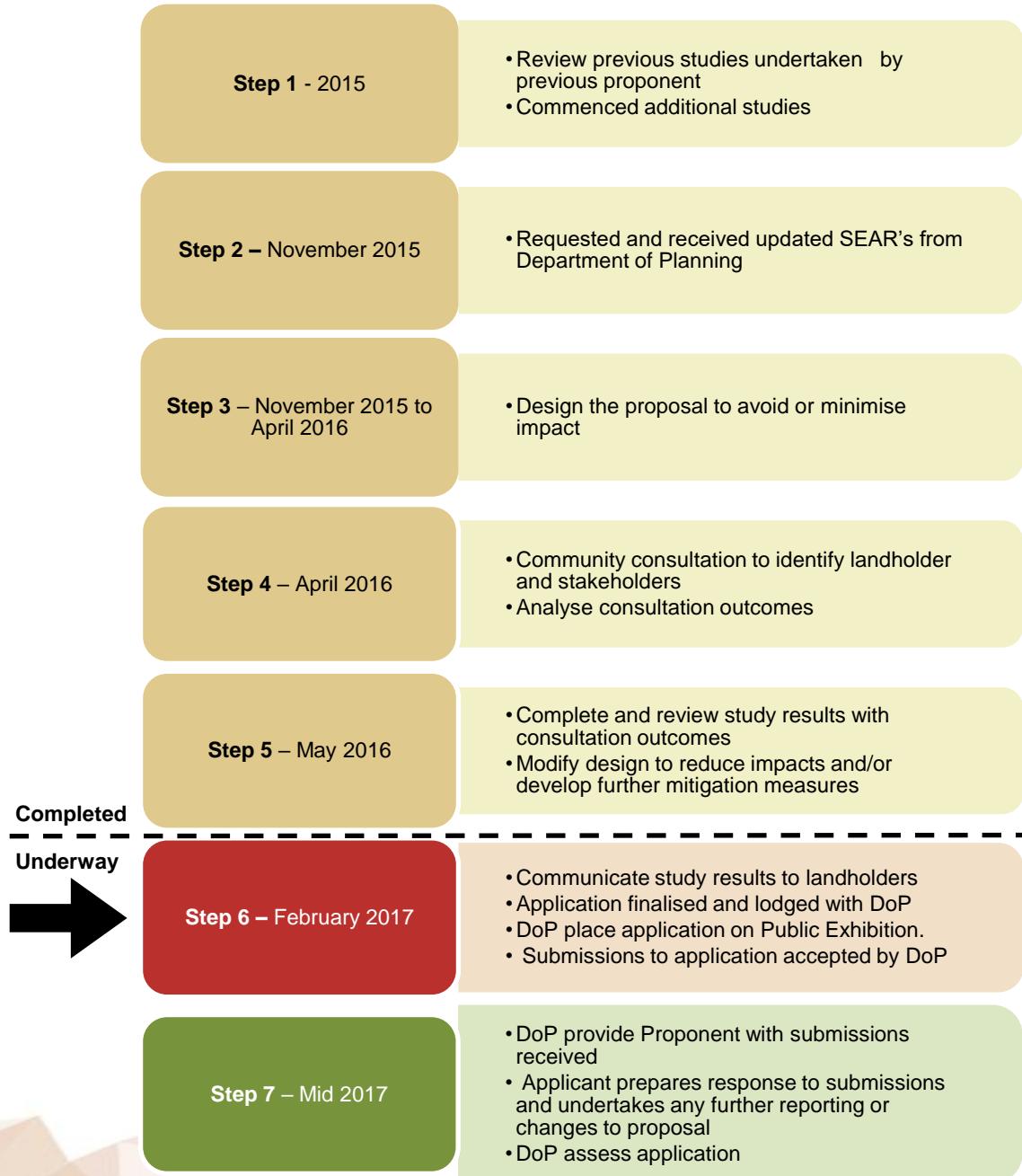
The web address for the exhibited material follows.

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)



## The Process / Status

February 2017



Eagleton Rock Syndicate Pty Ltd

## Want to know more

In order to assist landholders and key stakeholders ERS welcomes the opportunity to discuss the exhibited material or to answer any questions please do not hesitate to contact us as below.

## Contact us

For more information on the Eagleton Rock Syndicate or feedback relating to the Project, current activities or future plans can be directed to:

Jonathan Berry

P: 024949 5200

M: 0499 564 597

E: [jberry@kleinfelder.com](mailto:jberry@kleinfelder.com)

## Frequently Asked Questions

*What assessment is being undertaken for the quarry?*

A comprehensive *Environmental Assessment* has been prepared by JBA planning consultants along with other specialist consultants.

*What impacts are anticipated?*

Our consultants have prepared what they believe is a complying application mitigating all impacts and conforming to current guidelines and standards. Fully detailed reports and modelling will be available for review during the exhibition period from DoP's web site.

*When can we know more?*

The *Environmental Assessment* is going on public exhibition on 3<sup>rd</sup> February 2017 please refer to web link on first page to review reports and documents and for your opportunity to make a submission if required.

*When will operations commence?*

Pending results of the assessments and approval, ERS are hoping to commence establishing the quarry in late 2017 with first sale of products in early 2018.

*Has the application carefully considered the environment and drinking water catchment?*

Our expert consultant team throughout the preparation of the application have had extensive consultation with Hunter Water and other Government Agencies and have investigated, modeled, designed and reported the potential impacts of the quarry. ERS is committed to implementing the required water quality control measures, protecting the environment and operating in a compliant manner.

# Proposed Eagleton Quarry

## Introduction

Welcome to our fourth Newsletter regarding the proposed hard rock quarry off Barleigh Ranch Way, Eagleton by the Eagleton Rock Syndicate Pty Ltd (ERS).

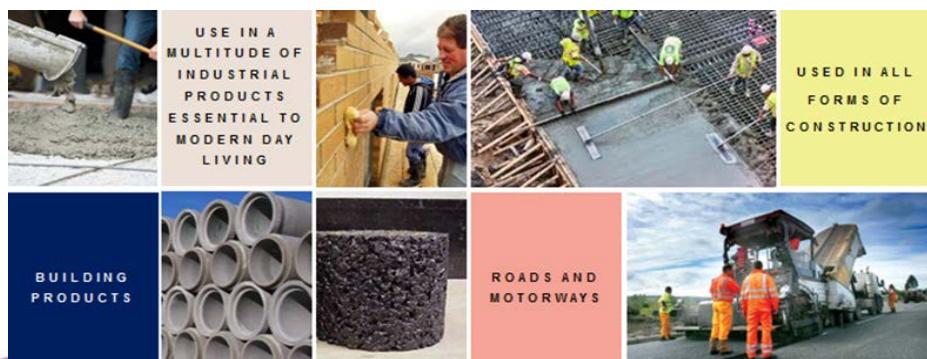
ERS has been provided copies of all submissions (by government agencies, community and businesses) made to the Department of Planning & Environment (DPE) regarding the publicly exhibited environmental impact statement (EIS) for the quarry.

After careful consideration of these submissions ERS is now finalising its Response to Submissions (RTS) document to address the matters raised. The submissions resulted in numerous positive modifications and refinements to the project reducing potential project impacts. ERS are confident issues raised in submissions have been adequately addressed.

The RTS document is expected to be lodged with DPE in the next four weeks and will be available to interested parties to review on the DPE website link below:

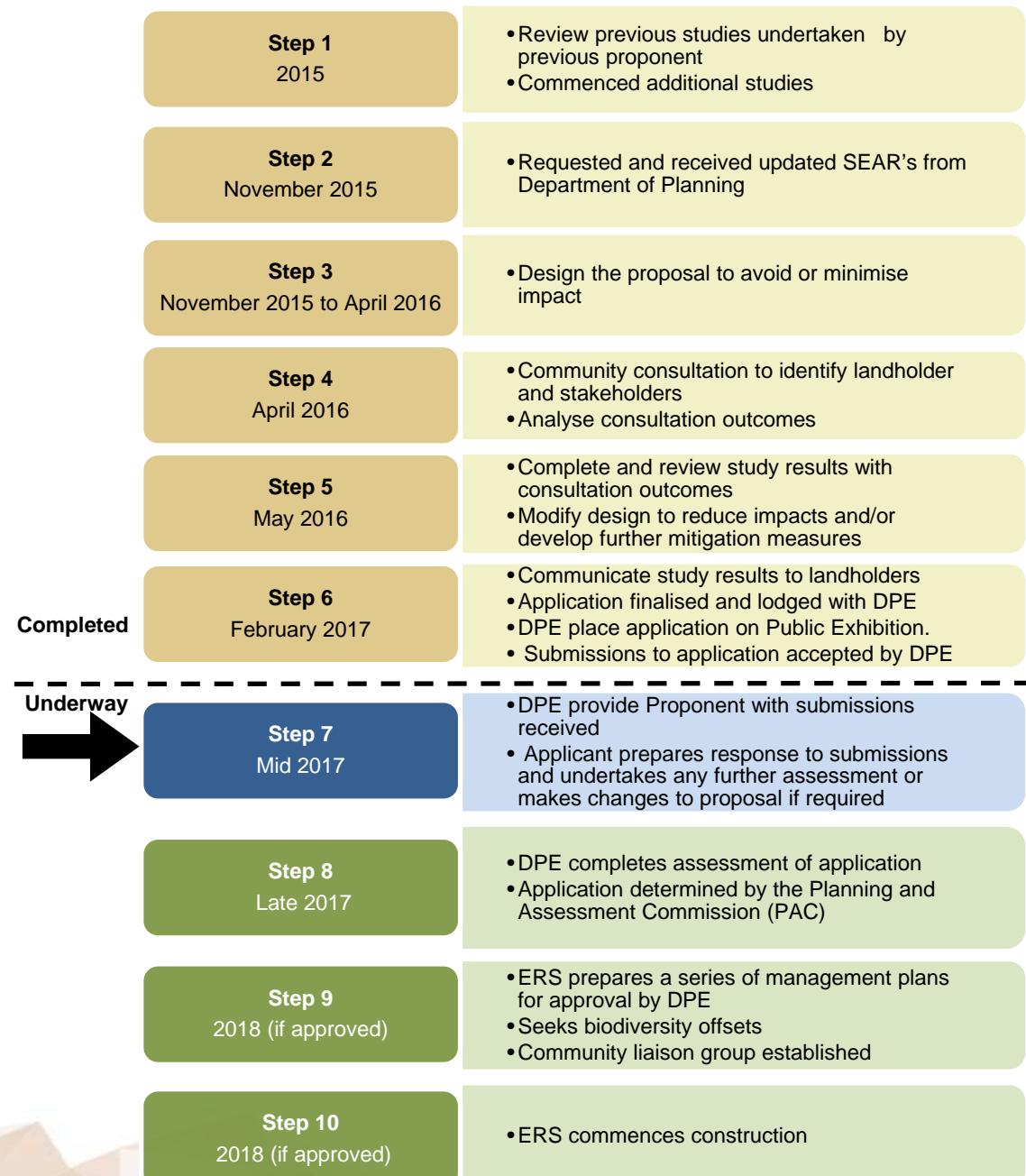
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)

ERS encourages residents to get in touch with project representatives (contact details overleaf) for a phone discussion or meeting should they have any questions about the project or require assistance in reviewing the updated reports when they become available.



## The Process / Status

September 2017



**Eagleton Rock Syndicate Pty Ltd**

## Questions?

### **What assessment has been undertaken for the quarry?**

A comprehensive *Environmental Assessment* followed by a *Response to Submissions* document has been prepared by Ethos Urban planning consultants along with other specialist consultants.

### **What sort of changes have been made to quarry project?**

Changes to the project include:

- Movement of crushing plant north and behind the existing hill.
- Improved water management system to manage rainfall events up to a 1 in 500 year event.
- No blasting on weekends and restriction of blasting to the hours of 9 am to 5 pm.
- Along with several other changes and updates to assessments to reduce project impacts.

### **When can we view the updated reports?**

We anticipate the reports being made available online in October. The application can be reviewed at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7332](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7332)

## Want to know more ?

ERS welcomes the opportunity to discuss or answer any questions on the project with residents, landholders and other stakeholders, please do not hesitate to get in touch.

### **Contact us**

For more information on the Eagleton Rock Syndicate or to provide feedback relating to the Project please direct enquires to:

Jonathan Berry

P: 02 4949 5200

M: 0499 564 597

E: [jberry@kleinfelder.com](mailto:jberry@kleinfelder.com)



**Eagleton Rock Syndicate Pty Ltd**



## APPENDIX 3.

## INFORMATION MATERIAL

## SESSION

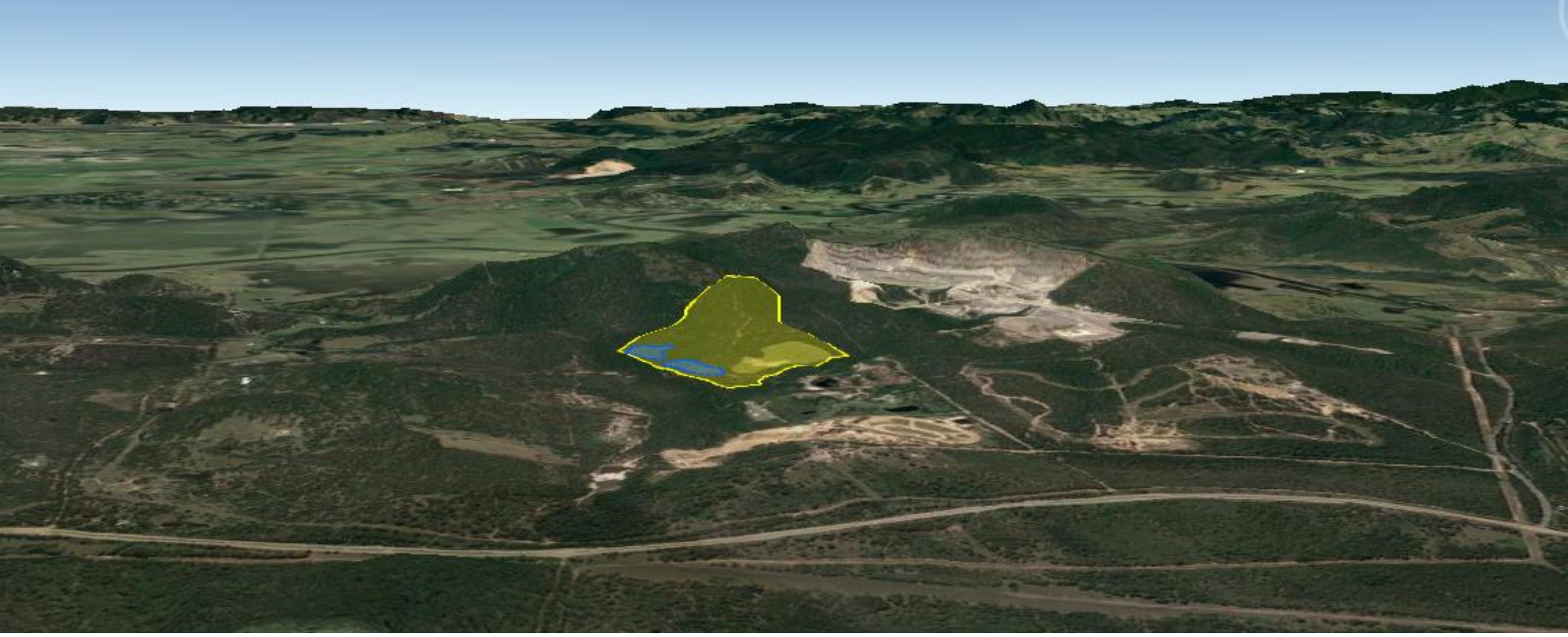


# Proposed Eagleton Hard Rock Quarry

SSD 13\_6125

Eagleton Rock Syndicate Pty Ltd





# Project overview

ERS propose to untap this highly valuable resource to meet the needs of NSW's rapidly growing housing and infrastructure projects responding to population growth. The products will supply the building and construction industry creating jobs, investment and commercial benefits to the Local, Regional and State economies.

A total of 12.0 million tonnes of hard rock quarry products are anticipated to be quarried over the life of the quarry.

Extraction would be phased, with a first year extraction rate of approximately 100,000 tonnes increasing to a maximum extraction rate of 600,000 tonnes per year within the first five years.

The project will directly create 10 full time quarry based jobs plus up to 24 full times delivery truck driver positions. Indirectly the quarry will create a large number of jobs primarily within the construction industry but also support services.

There is an anticipated 20 - 30 year total operational life dependant on demand.

On average 68 truck movements per day, up to a maximum 136 total (one truck every 7 to 15 minutes at maximum production) during standard operating hours.

# Why is a quarry needed

3

## WE ALL NEED QUARRY PRODUCTS

Every Australian requires 7 tonnes of stone, sand and gravel every year to build the roads, houses and other infrastructure we need.

## WHERE WE LIVE

To build an average new house we use about 110 tonnes of construction aggregates and 53m<sup>3</sup> of concrete.

## THE ROADS WE USE

To build one kilometer of two-lane highway requires about 14,000 tonnes (or 400 truckloads) of construction aggregates.

## GEOLOGY

Local geology determines where the resources are located in the earth. Quarries must be located where these materials are and where existing transport infrastructure, principally roads, are available to get the materials to market.

## LOCALLY SOURCED

Quarrying needs to be carried out close to where these materials will be used and on suitable road networks. This keeps transportation costs low and helps keep building costs down in local communities.



USE IN A  
MULTITUDE OF  
INDUSTRIAL  
PRODUCTS  
ESSENTIAL TO  
MODERN DAY  
LIVING



USED IN ALL  
FORMS OF  
CONSTRUCTION



BUILDING  
PRODUCTS



ROADS AND  
MOTORWAYS



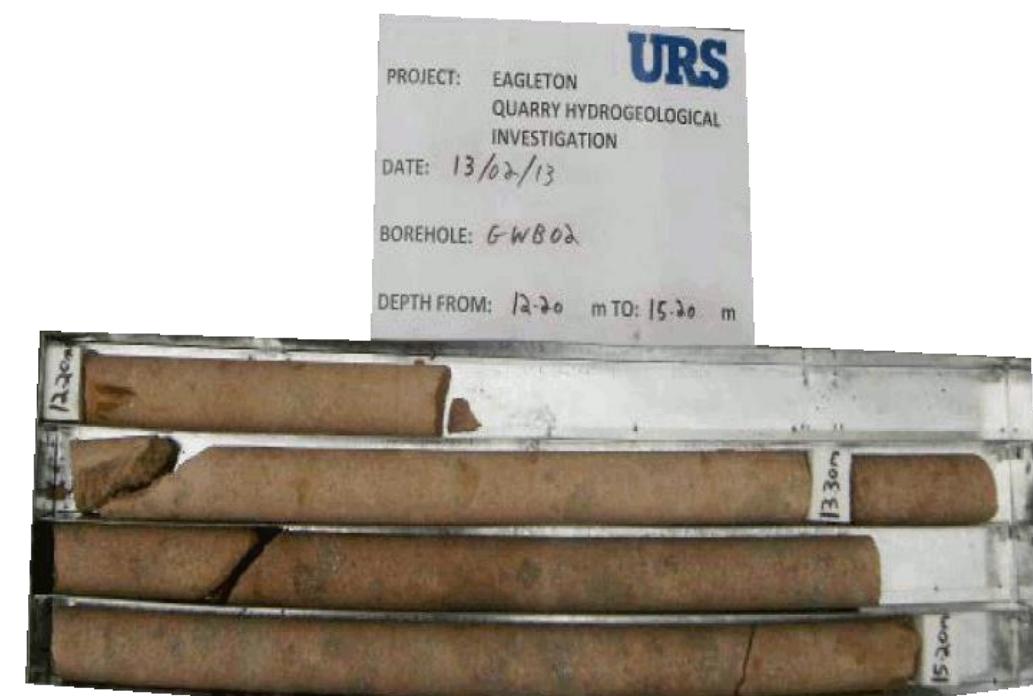
# The resource and why Eagleton

ERS identified the opportunity for the proposed hard rock quarry following extensive research of potential alternative site. Key selection criteria considered during this assessment included;

- Planning Legislation and permissible uses
- Geological resource assessment
- Volumetric assessment
- Terrain analysis
- Visual, noise and dust impacts and proximity to receptors
- Environmental Impacts including flora and fauna
- Stormwater quality and quantity management
- Haulage routes to markets

Following the assessment of alternative sites, ERS determined that the proposed site at Eagleton proved the most viable and manageable proposed quarry site to progress capable of providing suitable product to the civil, infrastructure and domestic construction industry.

Rhyo-dacite  
transport  
resource  
Strong  
Efficient  
Hard  
Rhyolite  
Volcanic  
Igneous  
million  
tonnes  
networks



# Project Status

**February 2017**

Following lodgment of the application by ERS, DoP has considered the application adequate to place on Exhibition. The exhibition period commenced on 3<sup>rd</sup> February 2017 with the exhibition period ending on the 6<sup>th</sup> March 2017. Within this period agencies and interested parts can review the application material and make submissions to DoP for consideration by the department and latter response by ERS the proponent.

Throughout the exhibition period and continuing through the assessment process ERS and it's Consulting team are committed to being accessible for consultation to listen, consider, investigate and respond to any of the interested parties concerns raised.

At the end of exhibition period, ERS will be provided with any submissions made by DoP and requested to respond to these submissions. This process may involve modifications to the application as a result of additional modeling, reporting and or redesign. During this process it is envisaged additional community consultation sessions will be undertaken prior to finalising any modifications to the application and the submission to the response to submissions back to DoP.

The DoP will then assess the application including the response to submissions material and finalise a determination.

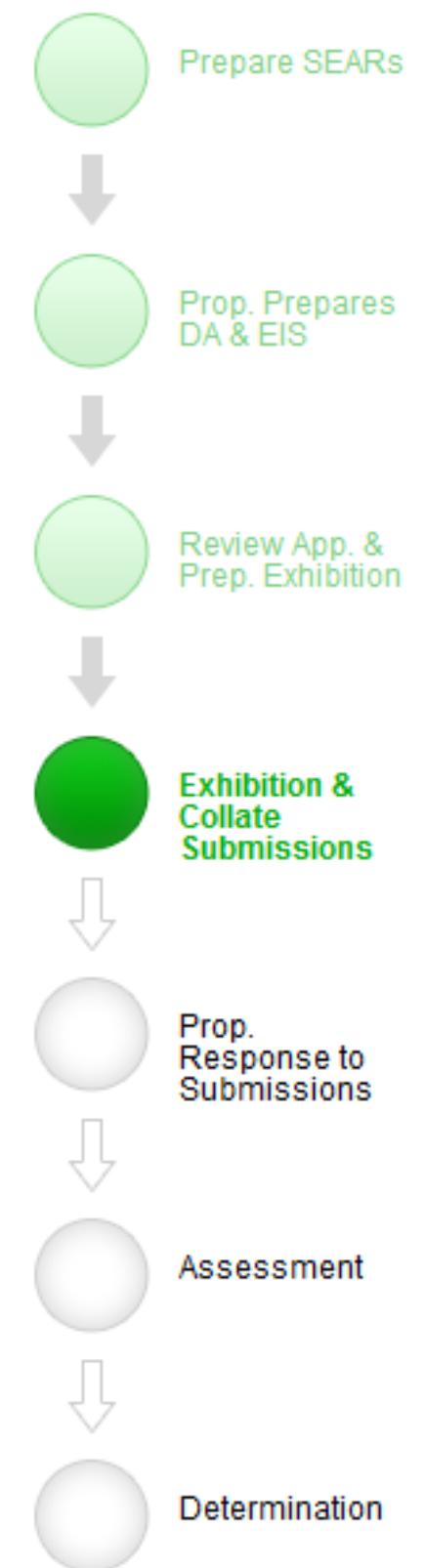
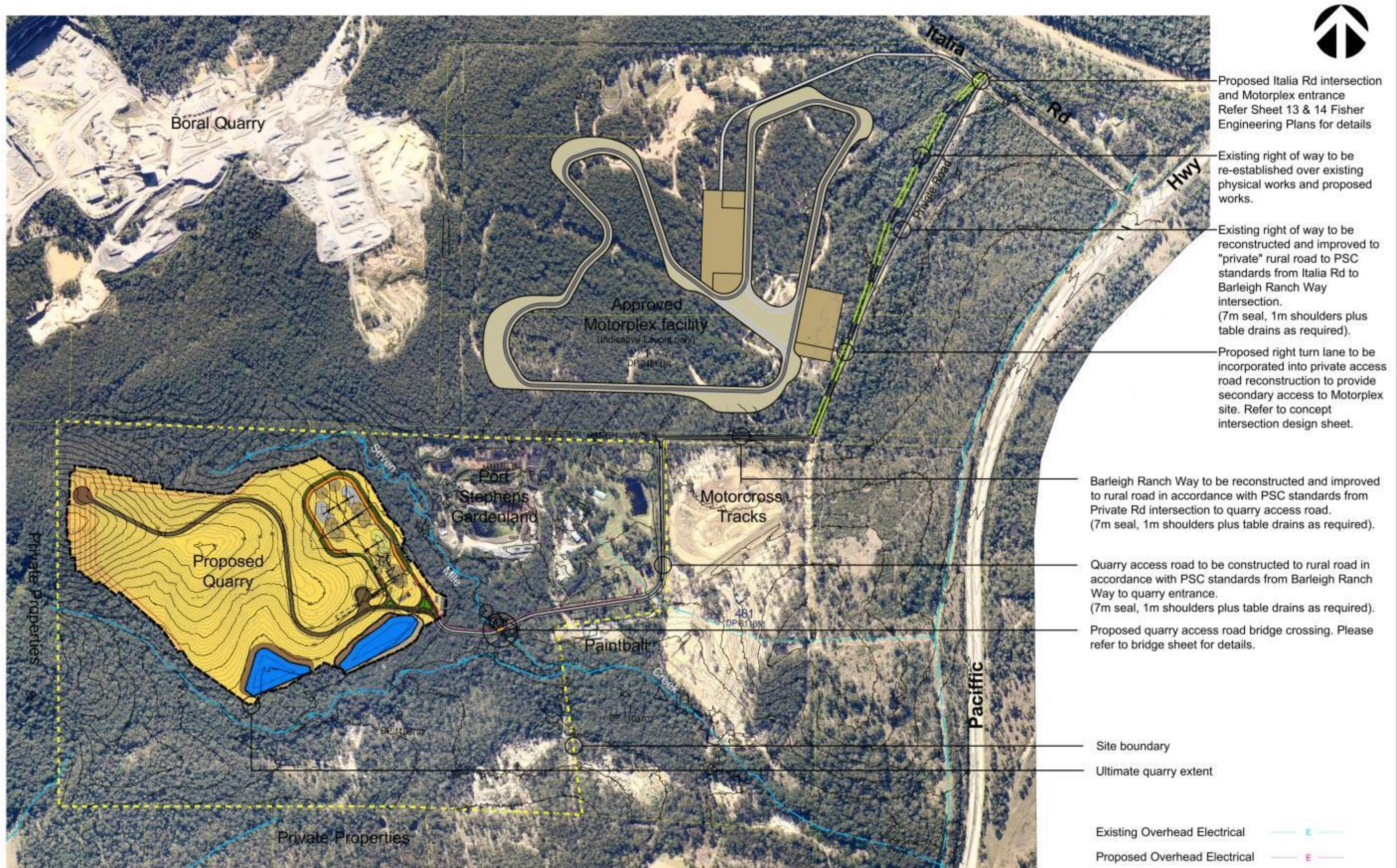


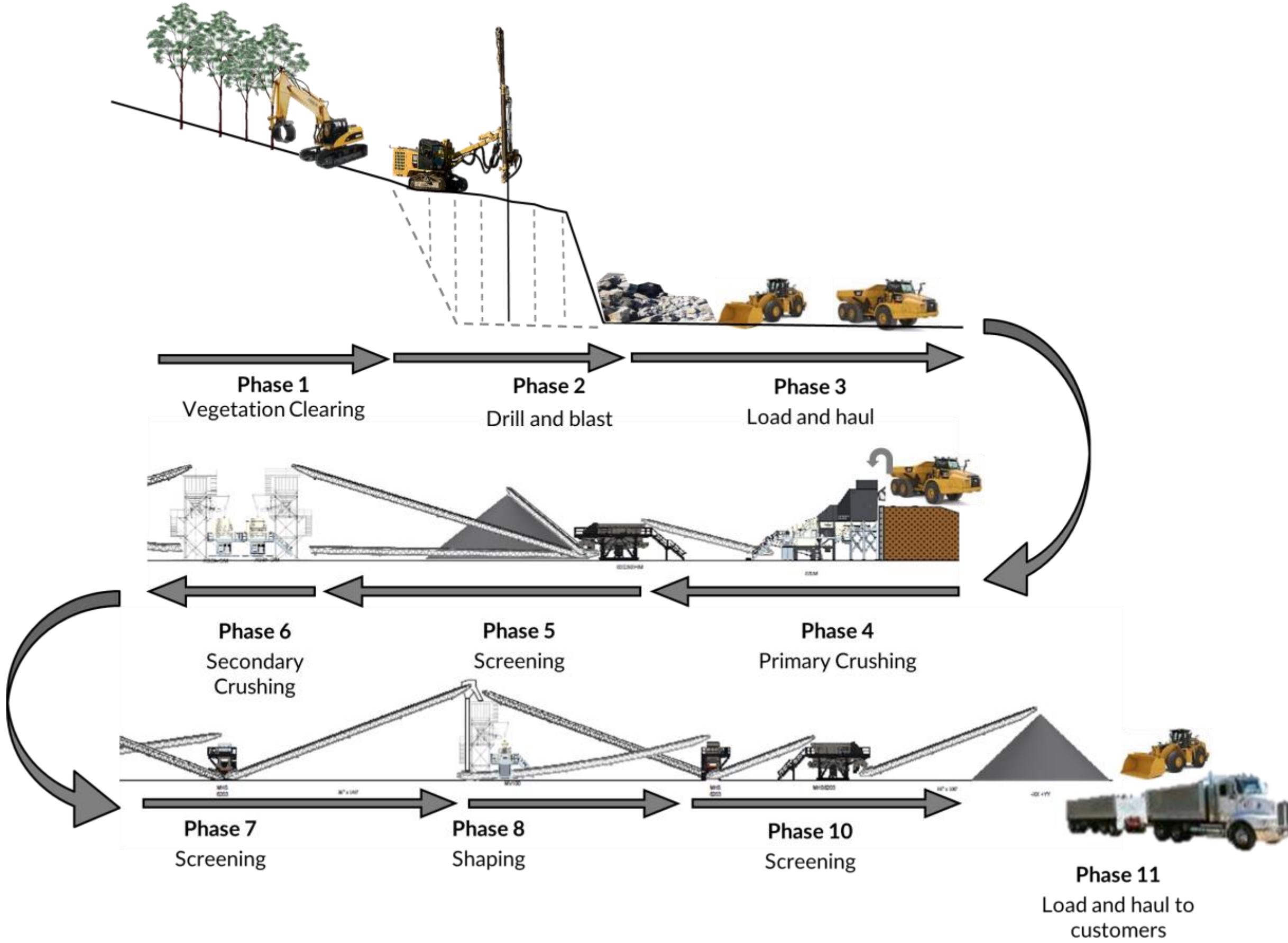
Figure 1 Project status

(Source: NSW Planning and Environment 2016)

# Quarry Plan



# The quarrying process



# Plant and equipment

A variety of plant and equipment will be utilised within the proposed quarry across different phases of the operation.

Initial quarry setup will utilise common civil construction equipment to clear vegetation, construct roads, build water quality basins, construct bridge and establish processing area.

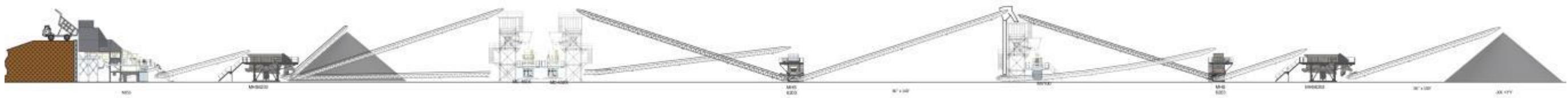
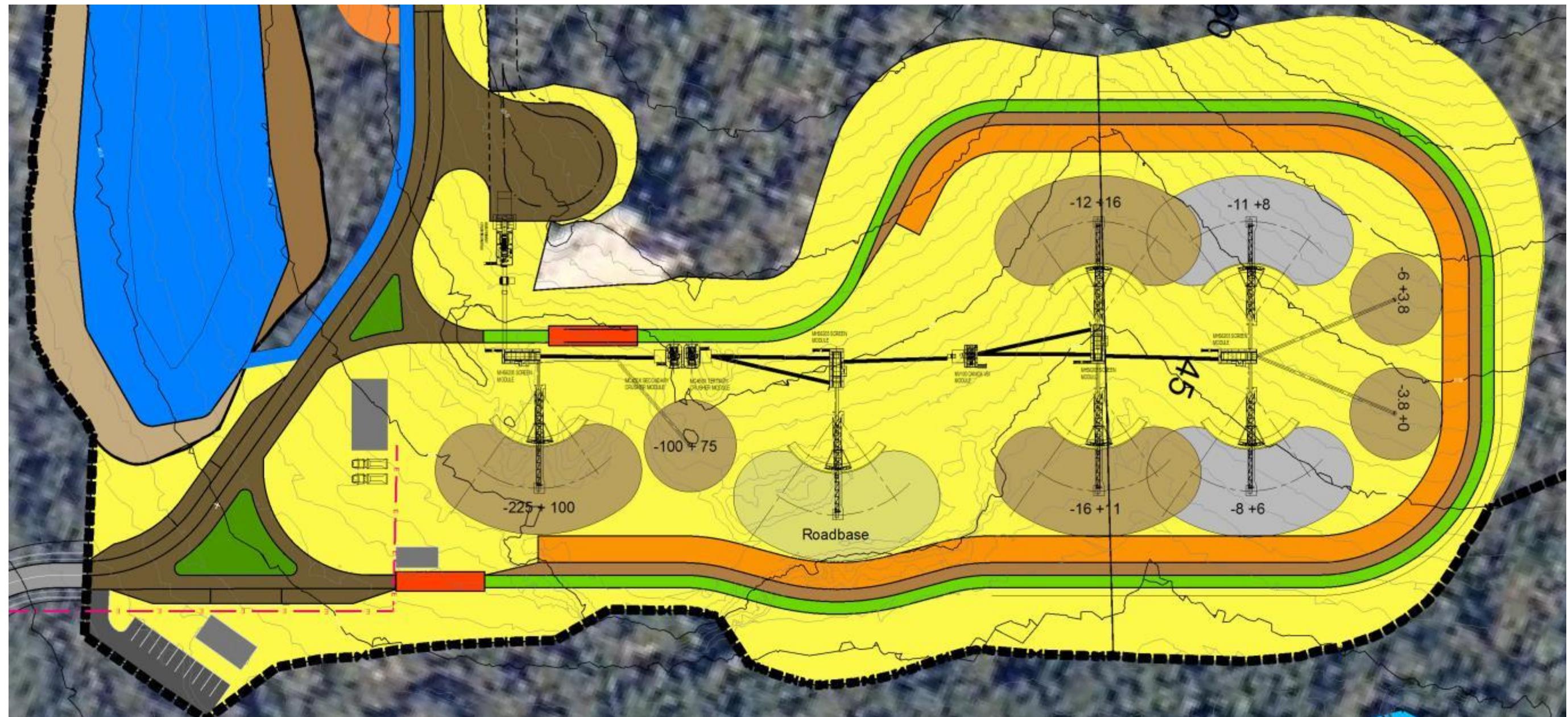
Once in operation it is intended to utilise construction type equipment for the winning process whilst a combination of modular and mobile processing plant being both diesel and electric powered will be used. It is intended the processing plant will be electric powered by mains electricity within the first 5 years of operation.

Haulage of quarry products from the site will be via conventional truck and dog trailer.

Detailed noise modeling been undertaken with appropriate mitigation and management procedures proposed to ensure receptors are not impacted by the proposed operations above criteria levels.

	Quantity	Establishment including roadworks	Clearing & rehabilitation	Winning	Processing	Sales
	1					
	1					
	1	Yes	Yes	Yes		
	1	Yes				
	1	Yes				
	2	Yes	Yes	Yes		
	2			Yes		Yes
	1	Yes	Yes		Yes	Yes
	1	Yes	Yes	Yes	Yes	Yes
	Maximum 10 per hr					Yes

# Plant and equipment



# Plant and equipment

## Initial mobile crushing plant elements

(indicative only)



## Ultimate modular crushing plant elements

(indicative only)

**MJ47 JAW MODULE**

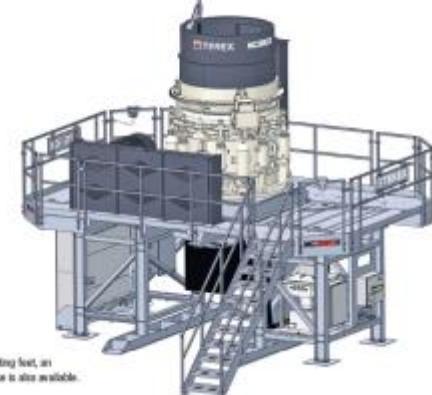


Note: Unit shown with optional hopper extension and wings.

**MHS6203 HORIZONTAL SCREEN MODULE**



**MC380X CONE MODULE**



Unit shown with solid mounting feet, an optional full-length skid base is also available.

**MV2000 VSI MODULE**

