

Engagement and Consultation Summary		
Bobs Farm Sand Quarry		
Impact	Response	EIS reference
Positive Impacts		
Most commonly stated positive impacts	• Significant contribution to an in-demand resource that facilitates construction of housing and other infrastructure sustaining the local economy. • Replacement employment for Williamtown Quarry. • Construction jobs and flow-on economic impact to the local community. • Potential local business partnerships including Indigenous employment. • Business opportunities for local business particularly during construction. • Potential local social capital projects or sponsorships with local organisations and social infrastructure such as Bobs Farm School. • Adoption of sustainable site practices contributing to broader environmental goals. • Royalties to government and financial contributions that could lead to infrastructure improvements. • Potential to strengthen community cohesion through regular engagement and honouring environmental and operational commitments.	
Potential Negative Impacts		
Environmental impacts associated with clearing of the site	Operations at the site would take place broadly in accordance with an approved staging plan and proposed to be tied to a maximum area of the site which is permitted to be cleared at any one time prior to staged rehabilitation works commencing. Based on the location of sand types across the site and changes in market demand for different sand types, some flexibility in staging sequencing is sought. This may mean that a portion of a stage will be left intact and the remaining maximum amount which can be cleared at any one time allocated to a different area of this site. High value areas of the site have been avoided including the area south of the existing electricity easement as well as the area east of the existing right-of-carriageway at the north-east of the site. The north of the site contains an area of vegetation associated with an identified Threatened Ecological Community (TEC) and groundwater dependent ecosystem which have been wholly avoided from proposed clearing and sand extraction. The proposed area for extraction was also amended from what was initially proposed to create a greater buffer between this TEC and the area of proposed extraction at Stage 4 of the quarry.	Appendix 9 Plan Set Appendix 14 BDAR Section 6.1 Biodiversity
Health and well being impacts due to noise and dust	The noise assessment for the site recommends that operations not continue past Stage 2 until onsite noise monitoring has taken place to determine acoustic mitigations required for subsequent stages, if any. An air quality impact assessment was prepared to assess dust impacts. Silica dust was raised as a concern but is not noted that silica dust impacts are a result of crushing and grinding activities which are not proposed as part of the application.	Section 6.3.1 Air Quality Appendix 26 Air Quality Impact Report Section 6.2.1 Noise

		Appendix 25 Noise and Vibrations Impacts Report
Road safety caused by Nelson Bay Road being a 'one way in one way out' road and the number of trucks	A traffic impact assessment was prepared for the application. It is noted that Nelson Bay Road is part of the approved network for B-double vehicles and as noted in the traffic impact assessment, downstream truck impacts associated with the proposal will be negligible as operations at the subject site would only come online at the same time as the Proponent's current quarry operations at Cabbage Tree Road cease.	Section 6.6 Traffic Impacts Appendix 20 Traffic Impact Assessment
Significant proposed operating hours	The proposed hours of operation are consistent with the Proponent's current operations at Cabbage Tree Road. In addition, the proposed access to the site is via Nelson Bay Road which is an approved B-double State road and so operations at the site will not impact residences and uses on nearby local roads. All trucks receiving sand at the site will be required to agree to abide by safety and operation requirements for the quarry which will reduce any impacts associated with the proposed operating hours.	Section 6.2.1 Noise Appendix 25 Noise and Vibrations Impacts Report
Impacts on landowners who use the existing right of carriageway through the north-east of the site as a result of the location of the proposed acceleration lane	The proposed new left-in left-out intersection overlapped the existing right-of-carriageway which runs through the north-east corner of the site and services 3679 Nelson Bay Road and 724 Marsh Road. To avoid potential safety issues where these landowners could exit through the acceleration lane on to Nelson Bay Road, the location of the proposed access to the site was moved further south. This means that trucks exiting the site will have fully merged onto Nelson Bay Road prior to the right-of-carriageway.	Per this response and as shown on site plans
Inadequate rehabilitation of the site	Rehabilitation at the site will be undertaken in accordance with an approved rehabilitation plan requiring that rehabilitation commence at the completion of each stage. This will mean that at the time operations at the site cease, the earliest extracted areas of the site will already have had many years of rehabilitation.	Section 3.7 Rehabilitation Appendix 12 Rehabilitation Plan
Impacts on community cohesion associated with low levels of trust in approval bodies	The robustness of the EIS has been informed by the requirements of the SEARs and the assessment of the application will be undertaken with rigour by the relevant assessment agencies.	Per this response

Impacts on tourism branding for Port Stephens	The proposal is essentially a continuation of the Proponent's current operations at Cabbage Tree Road nearby and so does not constitute a net increase in the level of sand quarry activities in the region and so is not considered to impact on tourism branding for Port Stephens.	Section 3.7 Rehabilitation Appendix 12 Rehabilitation Plan Section 6.10 Social Impacts Appendix 23 Social Impact Assessment
Sense of cultural loss as the history of the site is absorbed into new land uses	The proposal seeks consent for a quarry life of 10 years, after which the site will be rehabilitated in accordance with the rehabilitation plan and land uses proposed for cleared areas at the site consistent with land uses permitted with consent in the RU2 zone.	Section 3.7 Rehabilitation Section 6.10 Social Impacts Appendix 23 Social Impact Assessment
Impact on the former Timorese refugee camp located near the site during WWII	A historic heritage report was prepared in support of the proposal which noted the northern portion of the site may have been associated with the former refugee camp but that a majority of the area associated with the camp was north of the subject site. Despite the former camp not being identified as having local or State heritage significance, an unexpected finds protocol will be put in place for during operations.	Section 6.5.2 Historic Heritage Appendix 14 Statement of Heritage Impact
Visual impacts if the quarry will be visible	The proposed extraction area was designed to maintain a minimum 15m buffer around the boundary of the site. A visual impact assessment was prepared which found that the proposal will not have any adverse visual impacts subject to the construction of an entrance gate to shield views into the site from drivers along Nelson Bay Road. In addition, the quarry design was amended for the area at Stage 4 by maintaining a natural bund along the 8.5m AHD contour which shields any potential visual impacts to the Shark, Ray & All Creatures Rescue to the north of the site.	Section 6.9 Visual Section 5.3.3 Appendix 7 Figure 1
Safety associated with adjoining land owners being able to access the site and quarry pit	Boundary fencing will be provided as a deterrent for access with the design and type of fencing is to be informed by ecology considerations.	Per this response

	While access to the site will be monitoring and discouraged, it is noted that the battering grade associated with the edges of the extraction area will be maintained at 3H:1V which is consistent with a natural sand dune and so does not present inherent safety risks associated with steep slopes created as a result of the quarry.	
Vibration impacts on the integrity of buildings	The Noise and Vibration Impact Assessment report prepared in support of the application determined there would be no impacts experienced on buildings in the vicinity as a result of vibrations	Section 6.2.2 Vibration Impacts Appendix 25 Noise and Vibrations Impacts Report