

Social Impact Assessment

April 2026

Newcastle Sand Bobs Farm Quarry

Prepared by Ellen Davis-Meehan
Key Insights Pty Ltd



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

TABLE OF CONTENTS

1. PROJECT DESCRIPTION	6
1.1 PROJECT DETAILS.....	6
1.2 COMPARISON WITH PREVIOUS SSD APPLICATION	7
2. SOCIAL LOCALITY DEFINITION	9
2.1 BOBS FARM HISTORY	9
2.2 BOBS FARM DEMOGRAPHICS	10
2.3 PORT STEPHENS LOCAL GOVERNMENT AREA	11
3. PORT STEPHENS COUNCIL & REGIONAL PLANNING CONTEXT	14
3.1 THE ECONOMIC IMPORTANCE OF QUARRY SAND FOR CONSTRUCTION AND THE LOCAL ECONOMY	16
4. STAKEHOLDER AND COMMUNITY ENGAGEMENT	17
4.1 STAKEHOLDER ANALYSIS	17
4.1.1 Definition of Community: Geographic Areas of Influence	17
4.1.2 Other Stakeholder Groups	17
4.2 ENGAGEMENT METHODS	18
4.3 ENGAGEMENT FINDINGS	19
4.3.1 Agency Consultation by ADW Johnson.....	21
4.3.2 Community Perception Survey.....	22
4.3.3 Community Drop-in and Information Session	22
5. SOCIAL IMPACT ANALYSIS	25
5.1 HOW THE PRELIMINARY ANALYSIS INFLUENCED PROJECT DESIGN.....	25
5.2 ANALYSIS OF MOST SIGNIFICANT SOCIAL IMPACTS	25
5.2.1 Economic Impacts	26
5.2.2 Amenity and Character Impacts on Bobs Farm.....	26
5.2.3 Traffic Impacts.....	27
5.2.4 Property Values	27
5.3 POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS.....	28
5.3.1 Potential Negative Impacts, Requiring Mitigation	28
5.3.2 Potential Positive Social Impacts to be Maximised.....	29
5.3.3 Dimensions of Social Impact Magnitude and Significance.....	29
5.3.4 Overview and Response Monitoring.....	33
5.3.6 Indicative Social Monitoring Plan	34
6. CONCLUSION	36
APPENDIX ONE – OTHER RELEVANT SOCIAL IMPACT ASSESSMENTS	38
Anna Bay Sand Extraction Social Impact Assessment (2019).....	38
Stockton Sand Quarry Dredging SIA Review (2020).....	38
Mackas Sand Project (MP08_0142)	38
Cabbage Tree Road Sand Quarry – Williamtown.....	39
Salt Ash Sand Operations (SSD-9099356)	39
SUMMARY OF KEY THEMES ACROSS DOCUMENTS	40
APPENDIX 2 – COMMUNITY NEWSLETTER	41
NEGOTIATING OUTCOMES	43
PROPOSED EXTRACTION STAGES	44
APPENDIX 3 – COMMUNITY PERCEPTION SURVEY REPORT	45
APPENDIX 4 – COMMUNITY DROP-IN AND INFORMATION SESSION	56
APPENDIX 5 – LETTERBOX DROP	59
APPENDIX 5 ABOUT THE AUTHOR	61
APPENDIX 6 – GLOSSARY OF TERMS	64

TABLE OF FIGURES

FIGURE 1 SITE LAYOUT WITH CHANGES BASED ON ENGAGEMENT	8
FIGURE 2 DEMOGRAPHIC CHARACTERISTICS BOBS FARM	10
FIGURE 3 BOBS FARM SAL 10428	11
FIGURE 4 PORT STEPHENS LGA 16400	11
FIGURE 5 DEMOGRAPHIC CHARACTERISTICS FOR PORT STEPHENS LGA	12
FIGURE 6 OCCUPATIONS AND INDUSTRIES FOR PORT STEPHENS LGA	13
FIGURE 7 HUNTER REGIONAL PLAN - PRIORITY LOCATIONS	15
FIGURE 8 COMPARATIVE MATRIX: SIAS FOR SAND QUARRIES IN PORT STEPHENS LGA	40

Executive Summary

(Prepared in accordance with the NSW Social Impact Assessment Guideline, 2025)

The Newcastle Sand Bobs Farm Quarry proposal seeks approval for a sand extraction operation at 3631 Nelson Bay Road, Bobs Farm. The project involves dry (surface) extraction only, with no dredging or below-water-table disturbance and proposes annual extraction of up to 530,000 tonnes for 10 years. The quarry will supply construction, manufacturing, and glass-grade sand to the Hunter, Port Stephens and Greater Sydney markets, supporting regional housing and infrastructure delivery.

Social Locality and Community Profile

The project is located within the **Port Stephens Local Government Area**, with the immediate social locality defined as **Bobs Farm (SAL 10428)**—a small, semi-rural community of approximately 660 residents. Bobs Farm is characterised by long-standing agricultural activity, aquaculture, rural living, and proximity to significant Worimi cultural landscapes. The broader LGA is diverse, with major employment in **construction, defence, manufacturing, tourism, and health care**. Port Stephens experiences substantial seasonal population increases due to tourism, and the Nelson Bay Road corridor functions as a key gateway for visitors.

Engagement Approach

Engagement was undertaken in accordance with the Guideline's principles of **early, inclusive, transparent and ongoing communication**. Methods included:

- a community drop-in information session (30 attendees)
- targeted letterbox drops and newsletters
- an online community perception survey (27 responses)
- one-on-one interviews with near neighbours, Council staff, and community members
- engagement with the Department of Education regarding Bobs Farm Public School
- Facebook community engagement and open invitations for SIA submissions

The SIA, Community Drop-In Session and Survey were advertised in the local media with contact details for the researcher provided. Information was provided directly to Bobs Farm school.

Engagement identified **near neighbours** as the most impacted stakeholder group, with interest focused on environmental protection, amenity, and traffic.

Key Social Impacts

Consistent with the NSW SIA Guideline, impacts were assessed across **amenity, health, safety, access, community cohesion, culture, and economic participation**.

Potential Negative Impacts

- **Amenity and lifestyle impacts** for near neighbours, including concerns about noise, dust, visual change, and loss of rural character.
- **Traffic and road safety concerns**, particularly relating to heavy vehicles on Nelson Bay Road and perceived impacts on the tourism gateway.
- **Biodiversity and environmental values**, including concerns about koala habitat, wildlife corridors, and groundwater.
- **Community wellbeing and identity**, with some residents expressing concern about loss of place character.

- **Trust and confidence issues**, influenced by past proposals and general scepticism toward regulatory oversight.

Potential Positive Impacts

- **Supply of a critical construction resource**, supporting housing affordability, infrastructure delivery, and regional economic resilience.
- **Reduced haulage distances**, lowering emissions and transport costs compared to sourcing sand from distant quarries.
- **Local employment and procurement opportunities**, particularly for trades, transport, and small businesses.
- **Improved design compared to the previous SSD**, including:
 - no dredging or groundwater disturbance
 - no access via Marsh Road
 - increased separation from Bobs Farm Public School
 - reduced scale, duration, and footprint
 - modern, low-impact processing technology
- **Progressive rehabilitation**, including re-establishment of orchard areas and long-term land-use compatibility.

While property values are always raised as a concern around extractive industries, comparative research shows it not to be a potential social impact. Long-term property value trends across Teralba (Lake Macquarie), Brandy Hill (Port Stephens), Bobs Farm, and Williamtown (Port Stephens) demonstrate that communities near extractive industries can experience strong and sustained growth. The evidence indicates that extractive industries do not inherently suppress property values.

Mitigation and Enhancement Measures

The project incorporates a comprehensive mitigation framework aligned with the Guideline, including:

- a new **left-in/left-out intersection** on Nelson Bay Road with deceleration and acceleration lanes
- real-time **air and noise monitoring** with transparent reporting
- progressive rehabilitation and biodiversity management
- 24/7 site security and controlled access
- a **Community Engagement Plan** with ongoing opportunities for input
- clear commitments to Worimi involvement in cultural heritage management and site induction
- a complaints and response protocol with defined timeframes
- A Driver Code of Conduct and awareness program for drivers that includes school bus times.

Overall Social Risk Conclusion

The assessment finds that the project presents **manageable social risks** when mitigation measures are implemented as proposed. The highest residual risks relate to **amenity, traffic perception, and community trust**, particularly for near neighbours. These risks can be reduced through continued transparent engagement, monitoring, and adaptive management.

At a regional scale, the project provides **clear social and economic benefits**, including supporting the construction sector, reducing haulage distances, and contributing to housing and infrastructure supply chains. The revised design meaningfully addresses the major concerns associated with the previous SSD application. In conclusion, the project can proceed **without significant adverse social impacts**, provided that commitments to environmental performance, community engagement, and transparent monitoring are upheld throughout the life of the quarry.

Introduction

1. Project Description

The site is Lot 254 DP 753204, 3631 Nelson Bay Road, Bobs Farm. The subject site was previously subject to a much larger sand quarry proposal, which was withdrawn last year (2025).

Newcastle Sand seeks to 're-boot' a revised (smaller) and improved sand quarry project over the subject land. Consent is sought for annual extraction of 530,000tpa for a maximum of 10 years, equating to a total life-of-quarry sand extraction of approximately 4.4 million tonnes with maximum average sales in the range of 10,000 to 12,000 tonnes per week.

The site will provide an ongoing reliable source of construction, manufacturing and domestic use sand to the Hunter, Port Stephens and Greater Sydney markets.

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

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

1.1 Project Details

Project operational details that were provided for the community engagement for this SIA follow. Some design elements were amended as engagement progressed, in response to community inputs. The Bobs Fam Quarry will provide:

- Annual extraction of up to 530,000tpa for up to 10 years.
- Total life of quarry sand extraction of approximately 4.4 million tonnes.
- Maximum average sales 10,000 – 12,000 tonnes per week.
- Dry (surface) sand extraction only with no dredging activity or below groundwater level extraction. (Dredging / groundwater table disturbance was a major issue with the previous SSD application).
- Sand will be excavated above the groundwater table using conventional sand quarrying methods and progressively processed through an on-site wash and screening plant to produce construction and glass-grade products.
- Extraction will be staged, with progressive rehabilitation of exhausted areas (including re-establishment of areas for agricultural purposes).
- Material will be processed and dry-screened then washed to remove oversize and organics in an on-site plant to minimise potable water demand (95% recycled), with final product stockpiled for dispatch.
- Sales:
 - 6am to 6pm Monday – Friday
 - Saturday 7am to 4pm
 - Closed Sunday & public holidays
- Processing, sand washing and production:
 - 7am to 5pm Monday – Friday
 - Saturday 7am to 4pm.
- Maintenance Activities

- 24 hours a day, 7 days per week, providing maintenance activities are inaudible at any privately-owned residence.
- It is planned that two articulated haul trucks (2x Volvo A40G) will be loaded by a hydraulic excavator (Volvo EC350) to transport raw sand from the extraction area to the on-site processing facility (full electric screen and wash plant). There will only be one haul truck in the extraction area at any one time. Equipment will likely include excavators, front-end loaders, haul trucks, conveyors and water carts. The project will utilise modern, well-maintained equipment incorporating advanced noise attenuation and fuel efficiency technology to reduce operational impacts on the surrounding environment.
- Operations will include:
 - Establishment of site infrastructure including access roads, operation sheds, screens
 - Vegetation clearing
 - Topsoil stripping and stockpiling
 - Extraction of sand within approved disturbance area
 - Sand processing
 - Stockpiling
 - Progressive rehabilitation linked to staging (bulldozer for 2 days per area)
- Site infrastructure will include:
 - A weighbridge
 - Electric processing plant
 - Product stockpiles
 - Water carts for dust suppression
 - Ancillary facilities.
 - The existing dwelling and sheds will be maintained on the site.
- Transport & Access
 - All sales by road trucks at a maximum of 120 laden trucks per day to accommodate peak periods but an average of 46 laden trucks per day.
 - Roadworks to secure access to the site include a new left in / left out intersection with Nelson Bay Road (left-turn deceleration lane for inbound heavy vehicles and an acceleration lane for outbound trucks).
 - This arrangement removes the use of Marsh Road for heavy vehicles (as was previously proposed in the former application) and increases separation from Bobs Farm Primary School. (This was a major issue with the previous application and can be resolved by access directly to Nelson Bay Road which is now proposed).
 - The current concept is that loaded haul trucks will exit the site and travel east along Nelson Bay Road, completing a U-turn at the Port Stephens Drive roundabout before continuing toward Newcastle, Sydney and regional markets.
 - The use of Marsh Road will always be a prohibited use road under the traffic management plan and off limits.
 - Trucks will enter / exit onto Nelson Bay Road

1.2 Comparison with Previous SSD Application

The previous SSD (SSD6395) proposal, by a different proponent, attracted strong community opposition and was withdrawn. The current proposal has been redesigned to address that community opposition. Key differences between the former and the existing proposal include:

- The current proposal is now by Newcastle Sand, who have significant experience and a proven track record of establishing and operating a Sand Quarry.
- Annual throughputs are reduced (from 750,000 tpa to 530,000 tpa).
- Life of quarry is reduced from 15 years to 10 years.

- Total resource subject of the application is reduced from 10 million tonnes to 4.4 million tonnes.
- Dredging and extraction below the groundwater level is no longer proposed. All extraction will be surface excavation with an appropriate buffer above the groundwater level.
- No vehicle access to Marsh Road. This will ensure no interaction with the school.
- The proposal is now limited to Lot 254 DP 753204. The previous SSD included a larger site that also included Lot 51 DP1015671 and Lot 10 DP 1071458.

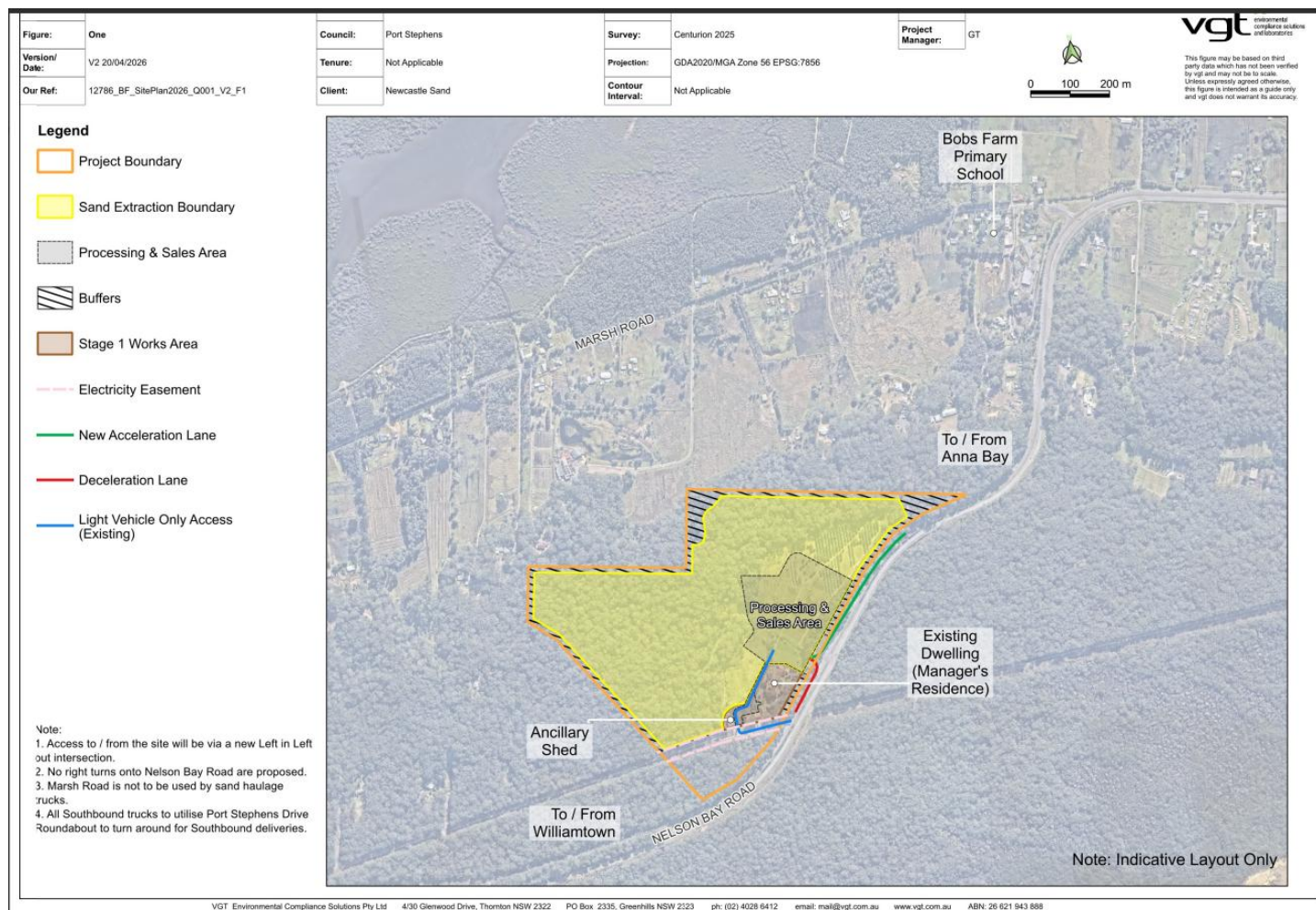


Figure 1 Site Layout with changes based on Engagement

Community Profile

2. Social Locality Definition

This Project is located in the local government area (LGA) of Port Stephens. This is the local economy that has the potential to provide inputs to and derive benefits from the construction and operation of the Project. The immediate surrounding community is Bobs Farm, a distinct and cohesive small semi-rural community within the LGA.

2.1 Bobs Farm History

Bobs Farm is a small rural–coastal locality on Worimi Country in the Port Stephens LGA, with a history shaped by Aboriginal land stewardship, agriculture, aquaculture, and in more recent times, sand extraction and rural living.

Worimi Country

Long before European settlement, the area now known as Bobs Farm formed part of the cultural landscape of the **Worimi people**, who lived, travelled, and gathered resources across the dunes, wetlands, and coastal plains. The nearby Stockton Bight is one of the most significant Aboriginal cultural landscapes on the NSW coast, rich in storylines, artefacts, and traditional pathways.

19th Century – Early European Settlement

European occupation began in the **mid-1800s**, when the area was opened for small-scale farming and grazing. The locality's name is believed to derive from an early settler or farmhand known locally as "Bob," whose property became a reference point for the district. Through the late 19th and early 20th centuries, Bobs Farm remained sparsely populated, characterised by **family farms, timber cutting, and rural homesteads**.

20th Century – Agriculture and Aquaculture

By the mid-20th century, Bobs Farm developed a reputation for **horticulture and small-scale agriculture**, supported by its sandy soils and mild coastal climate. In the 1980s and 1990s, the area became a centre for **innovative aquaculture**, including the establishment of the **Port Stephens Fisheries Institute**, which helped position the region as a leader in marine science, fish breeding, and aquaculture technology.

Late 20th Century – Sand Extraction and Rural Residential Growth

From the late 1980s into the 1990s, parts of Bobs Farm and neighbouring Salt Ash and Williamtown became important for **commercial sand extraction**, supplying the construction industry across the Hunter and Central Coast. This period also saw gradual **rural-residential development**, with families attracted to the area's open space, coastal proximity, and semi-rural lifestyle.

21st Century – A Small but Distinctive Community

Today, Bobs Farm remains a **small, close-knit locality** with a population of around 660 people. It retains its rural character, with a mix of:

- family farms and hobby farms
- aquaculture and marine science facilities
- tourism businesses (including wineries and farm-gate enterprises)
- long-running sand extraction operations
- the local **Bobs Farm Public School**, acts as a key community anchor

The community values its **quiet rural lifestyle**, environmental setting, and strong connection to Worimi Country. Its history continues to shape local identity and expectations around land use, development, and environmental protection.

2.2 Bobs Farm Demographics

The immediate geographic area of influence for this project is the small community of Bobs Farm. **2021 demographic profile of Bobs Farm**, based on data from the Australian Bureau of Statistics, Census 2021 reveals:

Figure 2 Demographic Characteristics Bobs Farm

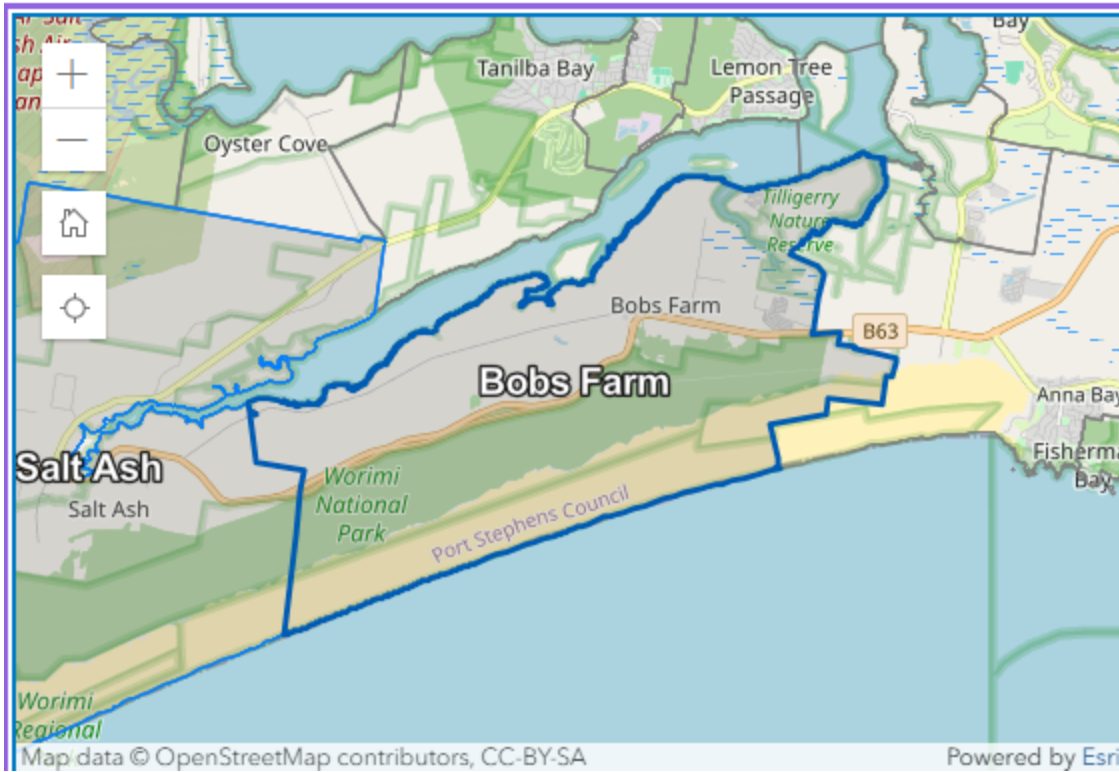
	People	662
	Male	49.4%
	Female	50.6%
	Median age	57
	Families	192
	Average number of children per family	
	for families with children	1.6
	for all households (a)	0.4
	All private dwellings	303
	Average number of people per household	2.3
	Median weekly household income	\$1,211
	Median monthly mortgage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

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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

Figure 3 Bobs Farm SAL 10428



2.3 Port Stephens Local Government Area

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

Figure 4 Port Stephens LGA 16400



Figure 5 Demographic Characteristics for Port Stephens LGA

	People	75,276
	Male	49.2%
	Female	50.8%
	Median age	47
	Families	21,270
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.7
	All private dwellings	35,649
	Average number of people per household	2.4
	Median weekly household income	\$1,372
	Median monthly mortgage repayments	\$1,733
	Median weekly rent (b)	\$370
	Average number of motor vehicles per dwelling	2
<i>(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.</i>		
<i>(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.</i>		

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

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

While Bobs Farm is a more traditional community that has emerged from small scale farming and grazing, the broader Port Stephens area is more diverse. It hosts the region's major airport and defence facility and is in parts a very popular and long-standing tourist destination whose population significantly increases over the summer holidays. Major influences on the local economy are:

- **Construction** is both the largest employer and a major economic driver, supported by population growth and ongoing residential development.
- **Manufacturing** remains strong, reflecting the Hunter region's industrial base.
- **Public Administration & Safety** is unusually large for a regional LGA due to:
 - RAAF Base Williamtown
 - Defence contractors

- State and Commonwealth agencies
- **Tourism** (Accommodation & Food Services) is a major employer, especially around Nelson Bay and the Tomaree Peninsula.
- **Health Care & Social Assistance** continues to grow with an ageing population (median age 47).
- **Mining (sand extraction)** contributes significant economic value despite employing fewer people.

Figure 6 Occupations and Industries for Port Stephens LGA

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

More information on [Occupation \(OCCP\)](#)
Table based on place of usual residence

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

More information on [Industry of employment \(INDP\)](#)
Table based on place of usual residence

Commercial sand quarrying in Port Stephens has been occurring for 35+ years, within Port Stephens LGA. The Salt Ash–Bobs Farm–Williamstown corridor has been a continuous sand extraction zone since the early 1990s. The LGA currently contains multiple long-running sand quarries, with several undergoing expansion or modification. This means that the social impact of sand quarrying within the area has previously been assessed and those results have been taken into account in this SIA and are summarised in Appendix 1.

Planning Context

3. Port Stephens Council & Regional Planning Context

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

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

These are the things most important to you in your ideal neighbourhood.



Elements of natural environment



Sense of neighbourhood safety



Local businesses that provide for daily needs



General condition of public open space



Locally owned and operated businesses

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

4.2 [Hunter Regional Plan 2041](#), identifies key areas located within the Port Stephens LGA including a catalyst area (for economic growth) and priority areas for future housing at Medowie and Nelson Bay. Sand is a critical resource for housing development and proximity to demand sites reduce costs for consumers.

The Hunter Regional Plan 2041 also outlines sustainable extractive industry practices and emphasises the importance of community wellbeing. The Plan emphasises:

- balancing resource extraction with environmental protection and long-term landscape health.
- the need for development that supports resilient communities and protects local character.
- that infrastructure and industry growth must not compromise environmental values or community wellbeing.

"The region's natural resources must be managed to support long-term environmental health while enabling responsible economic development." (*Hunter Regional Plan 2041 – NSW Planning*)

Balancing the economic development with community aspirations can be challenging. The following map from the Hunter Regional Plan shows the proximity of the Bobs Farm site to the growth planned for the Hunter Region. Strategically the proposed quarry is well located to supply local and regional construction, and importantly the wellbeing of the Bobs Farm community should not be compromised in the process of supplying a critical resource for the planned growth.

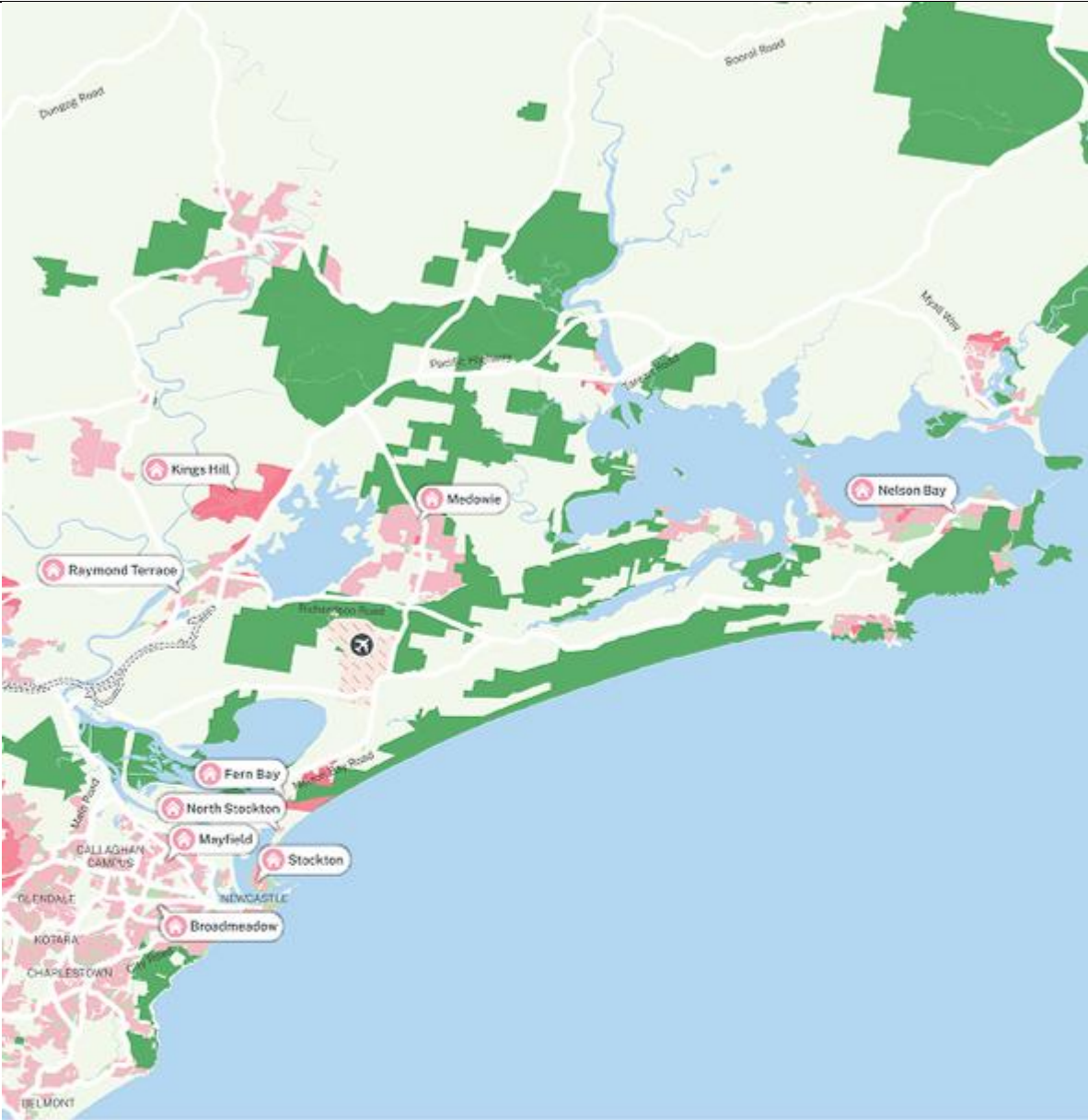


Figure 15: Priority locations for future housing around Williamtown

- | | |
|---------------------------------------|--------------------------------|
| Hunter UDP | Airport |
| Residential land | National park and state forest |
| Catalyst area boundary | Open space |
| M1 Raymond Terrace extension | Water body |
| Priority locations for future housing | |

Figure 7 Hunter Regional Plan - Priority Locations

3.1 The Economic Importance of Quarry Sand for Construction and the Local Economy

Quarry sand is a foundational material for the construction sector, underpinning housing, infrastructure, and commercial development. Infrastructure Australia (2023)¹ identifies “acute quarry shortages” in several regions, noting that localised shortages of quarry products are already contributing to price uncertainty ... leading to delays and cost overruns”.

Port Stephens LGA is part of a rapidly growing regional construction corridor. The LGA’s economy is strongly linked to:

- construction (largest employer in the LGA)
- manufacturing
- defence
- tourism infrastructure
- residential development

Local sand supply supports:

- lower construction costs for local builders
- shorter haulage distances (reducing heavy vehicle kilometres travelled)
- regional economic resilience
- timely delivery of housing and infrastructure projects

Without local supply, the region becomes dependent on quarries in the Central Coast, Mid-North Coast, or Sydney Basin – all of which add cost, congestion, and emissions.

¹ Infrastructure Australia’s 2023 Infrastructure Market Capacity Report

Community and Stakeholder Engagement

4. Stakeholder and Community Engagement

4.1 Stakeholder Analysis

An engagement plan was developed that considers and responds to multiple communities emerging from:

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

4.1.1 Definition of Community: Geographic Areas of Influence

Landowners and Near Neighbours

Includes residents bordering the site and the Bobs Farm School.

Local Community

For the purposes of the SIA engagement, the local community is described as Bobs Farm SAL 10428 (according to the ABS).

Broader Community

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

First Nations engagement was initiated and will be ongoing throughout the life of project. The EIS Cultural Heritage Study has also been referenced.

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

Regional Community

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

4.1.2 Other Stakeholder Groups

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

External stakeholders are associated with a range of government, non-government, industry, commercial and special interest groups, and include approval bodies, environmental NGOs and the local business community. Many of these stakeholders have been covered in the engagement by ADW Johnson for the EIS and by Newcastle

Sand in its ongoing community engagement strategies. External Stakeholders are mentioned here for completeness and some of these other engagements have fed data into the SIA and vice versa.

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

Stakeholder groups are:

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

4.2 Engagement Methods

Key Insights implemented the following engagement and communication methods:

1. **Community Drop-In and Information Session** in Salt Ash (30 attendees, plus Newcastle Sand Management and ADW Johnson Senior Planners).
2. Facilitated a news story about the Project with local TV station NBN news – advertising the Community Drop-In and Information Session.
3. Open invitation for direct inputs through the Port Stephens Examiner (newspaper) and Classified advert for Community Information Session.
4. Comprehensive letterbox drop in the local area (residents and business) with Project information and invitation to the Community Drop-In and Information Session – engaged member of local residents group for advice and to guarantee reach.
5. **One-on-one interviews** with:
 - Chair of Williamstown Community Consultative Committee
 - Port Stephens Council Staff
 - Worimi Elder

- Bobs Farm residents group member
 - Near neighbour (recently purchased property)
6. Provision of detailed **Fact Sheets** on the proposed Quarry and invitation to engage (via phone and in writing) to Bobs Farm Public School, residents' groups as recommended by Port Stephens Council and to Worimi representatives.
 7. One on one conversation with the **NSW Department of Education** (Asset Management Unit) and provision of Fact Sheets and engagement strategy, with a request to engage with Bobs Farm School.
 8. Production of **Community Newsletters** (in association with ADW Johnson) and promotion to broader community. Included invitation for direct input to social researcher and a QR code link to the survey. Latest newsletter is at Appendix 2.
 9. **Community Perception Survey** – online (December 2025 – March 2026)
 10. Facebook Engagement through the Bobs Farm Community Group.
 11. Facilitated follow-up meeting with some near neighbours and Newcastle Sand management to explore mitigation strategies.

4.3 Engagement Findings

Initial engagement results were provided for the Scoping Report.

At first, it was difficult to create meaningful engagement as the Principal of the local Bobs Farm School did not want to engage directly and referred all discussion to the Department of Education. The major active residents group was also consumed by another development in the LGA and preferred to wait until the EIS went on display. However, the Bobs Farm Community Group on facebook shared the information provided and this led to direct inputs and wider discussion in key community on-line groups. The facebook group, combined with the letterbox drop, made the Community Information Session a success.

The key findings from the SIA engagement are summarised in Table 1 below.

Table 1 Summary of Engagement Findings

	Issues	Methods	Summary social impact inputs
FIRST NATIONS – WORIMI PEOPLE	Environmental & heritage impacts Future land use Employment & business opportunities. Training opportunities.	Phone and e-mail communications. Reference to Cultural Heritage Report.	• Worimi has a cooperative relationship with Newcastle Sand on its Williamtown Quarry. That is expected to continue. • Important to include involvement of the RAPS in the Environmental Management Plan. • Respect for traditional owners to be included in the site induction program and developed with the RAPS.
NEAR NEIGHBOURS <i>Residents surrounding the Quarry site</i>	Environmental impacts Operational interactions Future land use Lifestyle and amenity impacts Change in character of the immediate area.	Community Drop-in and Information Session Hand delivered invites, newsletters and fact sheets. Telephone and informal one on one	• The highest level of local concern is amongst near neighbours. They are concerned about local amenity, and potential health impacts particularly from noise, dust, truck movements (traffic and road safety impacts) and visual changes to the character of the area which may impact on Tourism.

		conversations / email submissions. Community perception survey	- Concerned about land clearing and impacts on biodiversity, including koalas. - Concern for neighbouring children gaining unauthorised access to the Quarry. Newcastle Sand has promised that: - Operations will meet environmental standards and not present a health risk for workers or neighbours. - The site will be secured and monitored 24/7 through an on-site manager. - Amenity impact risks will be well managed. - The site will be rehabilitated to the expected standards. Newcastle Sand's engagement with near neighbours is ongoing.
	LOCAL COMMUNITY Local geographic area of influence (Residents of the broader LGA)	Environmental impacts: - Biodiversity - Health - Traffic - Visual - Amenity Potential conflict with the region's Tourism branding. Employment and business opportunities. Supply of a critical resource for construction.	Community Drop-in and information session On-line survey Facebook comments Newsletters and Fact Sheets on Newcastle Sand website. The broader community has not shown a high level of interest in this project. Drawing from other Quarry proposals in the LGA there will be concerns about: - Environmental impacts including biodiversity - Amenity impacts - Traffic generation - Conflict with tourism objectives - Transparency in the approvals process Positive impacts will be linked to job creation and the local supply of a critical construction resource.
GOVERNMENT Local	Economy Traffic Future land use Engagement Climate Change	All information sent to local Councillors (through Council officers) and offer of a briefing meeting to receive inputs made (not taken up). Interview with key Council Planning staff who assisted with scoping.	No concerns expressed over any potential social impacts.

LOCAL COMMUNITY FACILITIES and SERVICES <i>Local School</i>	Safe access to local school	Invite to “at school briefings and engagement” – referred to Department of Education for discussion.	No social impact issues were raised by the school or the Department of Education. One teacher privately raised the issues associated with the previous application but there were no comments on the changes to the proposal. Members of the school community are likely to share similar concerns to near neighbours and in fact some in the school community are near neighbours.
	Impacts on ground water	Community Drop-in and Information Session Community Survey DPI (Ag) – will wait for EIS to provide comment.	While appreciating that this proposal does not plan to dig down into ground water, there was some skepticism expressed as to how that will be monitored and controlled. Lack of trust – in developers in general and in approval bodies, including local government. Impacts on the historical local character of farming and grazing.

4.3.1 Agency Consultation by ADW Johnson

Agency consultation was undertaken by ADW Johnson and social impact implications were supplied for consideration in this report. Most agency would prefer to reserve their comments until the EIS is completed. Table 2 summarises the agency consultation.

Table 2 Agency Consultation Summary

Aboriginal Stakeholders	ACHAR (Aboriginal Cultural Heritage Assessment Report) being undertaken including meetings with RAPs (Registered Aboriginal Parties)
Port Stephens Council	Response received. Will wait for EIS for final comment
National Parks and Wildlife Service	Response requested forwarding response to different officers. This was actioned. No reply yet
EPA	No pre-lodgement engagement required.
TfNSW	TfNSW engagement resulted in the amended intersection location being moved south, well clear of the right of carriageway.
CPHR	Meeting held with CPHR team online meeting Wed 18 Feb 2026. The BDAR will be reviewed following lodgement.

	"CPHR (formerly BCD) identified that ecology issues had been resolved subject to refinement of the Biodiversity Offset Strategy."
DCCEEW (Water)	Will review EIS after lodged
Hunter Water Corporation	The advice to lodge a Section 50 has been actioned.
HNSW	HNSW have indicated not further engagement required.
Heritage Council of NSW	
RFS	Will wait for EIS to provide comment
Fire & Rescue	Will wait for EIS to provide comment
DPI (Ag)	Will wait for EIS to provide comment

4.3.2 Community Perception Survey

Key Insights implemented an online community survey from December 2025 to March 2026. The survey was held open for so long because response rate was low.

Promotion occurred through Facebook (FB), The Port Stephens Express, letterbox drops, Newcastle Sand website and at the Community Drop-in Session.

A total of 27 responses were received, with the majority originating from Facebook community groups. The sample size is not statistically significant and care needs to be taken with generalising the whole population. Valuable and detailed community inputs within the survey have informed this SIA. Key Insights referred de-identified individual responses to the Environmental Impact Assessment Team to consider as the quarry design and operations are finalised prior to submission. A detailed survey report appears at Appendix 3.

Most respondents were Bobs Farm residents, and this highlights the local interest in the project. The most frequently identified concerns are ground water impacts and trucks on the road, followed closely by biodiversity loss, noise and vibrations, and air quality. The themes that emerged from the survey are the same as those discussed at the community meeting.

People said they preferred to get their information from "community meetings and focus groups," followed closely by e-mails and social media.

Thematic analysis of open-ended responses revealed strong concerns about the proposed Quarry with a clear preference for preserving the area's environment, lifestyle, and community values. Respondents highlighted noise and air pollution, with many citing risks to community heritage, tourism, water management, property values, and local wildlife. There is apprehension amongst survey respondents about environmental damage, increased heavy vehicle traffic, and threats to the area's rural character and biodiversity. Some respondents referenced the importance of protecting cultural heritage and maintaining regulatory compliance. A few suggested ongoing air and noise monitoring if the project proceeds. Overall, feedback was negative in relation to potential impacts, and this was occasionally reinforced by emails and phone calls to the SIA researcher.

A full survey report is at Appendix 3.

4.3.3 Community Drop-in and Information Session

A community engagement session was held at the Salt Ash Community Hall on March 7th, 2026, and it was well attended by local people (more than 30 locals dropped in). It had been advertised in local media, and

residents and businesses within a 4km radius of the proposed quarry site were letterbox dropped with project information and an invite to the Community Drop-in.

Fact Sheets and large posters were on display and Newcastle Sand management and senior planners from ADW Johnson were available to answer questions and discuss project design.

Constructive and informative conversations



Local people had the chance to have one-on-one conversations with the social impact researcher as well as detailed conversations with the proponent. Draft changes to the project design were being documented as discussion progressed.

There was considerable overlap between the Community Perception Survey and Community Drop-in, in terms of issues of concern. There was a variety of attitudes on display at the Drop-in session ranging from anger at the proposal and the view that it should not be considered or approved, through to some neighbours who weren't opposed but who were there to make sure potential impacts on their properties were addressed. All participants were respectful and engaged constructively which provided the project team with valuable insights and local perspectives.

Social Impact Conversations

Most of the inputs related to potential impacts on local character and the unique Bobs Farm Community. There were concerns about environmental impacts on amenity and impacts of increased truck movements in particular. Key issues included:

Near neighbours:

- Silica dust and potential health impacts.
- Vegetation clearing.
- Impacts on wildlife.
- Truck movements on Nelson Bay Road.
- Combined impacts of vibrations, loss of biodiversity, traffic and potential health impacts.
- Trust in the process as it relates to environmental protection.
- Alignment with Tourism brand.
- Property values.

Major concern most frequently expressed, trucks:

- Impacts on existing traffic loads.
- Quantum of trucks on the road and impacts on the roundabout.
- Marsh Road and Nelson Bay Road intersection is a dangerous intersection now.

Operating hours

- Six days a week is too invasive.
- Concerned about trucks on the road at school pick up and drop off times.

Heritage

- Respect for heritage values including former refugee camp and agricultural history.
- Protection of the unique Bobs Farm corridor where the mangroves meet the ocean.

Benefits for Bobs Farm

- What benefits will this project deliver to the Bobs Farm community?

Discussion also enabled negotiation of project design. Key areas of discussion are detailed below and, in some cases, there was an immediate agreed resolution, and for other issues there was an agreement to further explore options.

Negotiating Outcomes

Discussions are ongoing between the proponent and the local community over several issues raised at the session with the proponent agreeing to changes in project design. These include:

- Boundary Fencing
 - Make sure fencing is secure.
- Visual impacts
 - Vegetation buffers.
- Noise
- Silica
 - Monitoring and reporting.
- Project Staging.
- Access and Safety
 - Conflict with school busses.
 - Securing site against local use – such as motorbikes and kids taking short cuts.

A full write-up is at Appendix 4 with inputs to AWD Johnson Senior Planners included. These comments have been fed into the EIS studies. The invite with project information is at Appendix 5.

Analysis

5. Social Impact Analysis

This analysis summarises social impacts based on the primary qualitative and quantitative research in Bobs Farm and the surrounding LGA. Issues raised by the community have been examined and considered against the background data and with inputs from Newcastle Sand and the expert consultants working on the Environmental Impact Statement.

The most significant social impact arises from employment² and supply of a critical resource that will contribute to the planned local construction of both housing and economic catalyst areas such as the development lands surrounding Williamtown Airport. The most significant social concern centres on the potential impacts on the character and amenity of Bobs Farms arising predominantly from environmental and traffic impacts.

5.1 How the Preliminary Analysis Influenced Project Design

The previous SSD (SSD6395) proposal, by a different proponent, attracted strong community opposition and was withdrawn. The current proposal has been redesigned to address that community opposition. Key differences have been outlined in the Introduction above and include reducing the scale of the quarry, reducing the “life or quarry”, no dredging or extraction below ground water level, removing quarrying from blocks close to Bobs Farm school and removing any vehicle access to Marsh Road.

Throughout the engagement for the current proposal community inputs have been considered and some project design changes have been made. These include:

- Negotiating boundary fencing and site security
- Guaranteeing vegetation buffers along Nelson Bay Road and lot boundaries – the development will avoid impacts to a 15m buffer along all boundaries.
- Moving the intersection further south that was originally designed for to avoid potential impacts on the existing right-of-way
- Responding to concerns about acoustic impacts by committing to implementing onsite acoustic monitoring to inform specific mitigation measures for each stage of the quarry where it is identified that acoustic mitigations are needed.
- Making a commitment to ongoing engagement in accordance with industry standards
- Produced community newsletter and fact sheets to answer questions and make project details accessible

5.2 Analysis of Most Significant Social Impacts

Consideration of community engagement inputs leads to grouping impacts under two categories that have the potential to impact on the amenity and local character of Bobs Farm. The first concern is the potential environmental effects from onsite activities, while the second issue relates to how truck movements may affect local traffic and quality of life. The third significant social impact arises from economic impacts and the supply of a critical resource. These key areas must be held in balance with localised impacts mitigated to enable the wider benefits derived from an in-demand resource.

² Refer to Economic Study in the SIA

5.2.1 Economic Impacts

Employment and local supply contracts, contribution to housing and local construction, and regional economic growth will deliver positive social impacts for the LGA. From the Economic Assessment:

“The Project will provide 55 direct jobs in the local area, comprising 15 quarry jobs and 40 ex-quarry transport jobs. Based on the residential location of people who work in the local area in the quarry sector and transport sector, 65% of Project quarry workers and 47% of Project transport workers are assumed to reside in the local area, with the remainder commuting from outside the local area. Assuming that those that already reside in the local area would have otherwise been already employed and that job vacancies created by these people filling the Project jobs remain unfilled (i.e. no job chain effects), the incremental disposable wages accruing to the region from Project is \$2.4M per annum. This is equivalent to 12 direct full time equivalent (FTE) jobs. This is a minimum estimate as it assumes full employment in the region and hence the jobs from which people come to fill the Project jobs remain vacant.”³

Using standard economic assessment, it is estimated that project will deliver the following annual direct and indirect effects on the local economy:

- \$39M in output.
- \$22M in value-added.
- \$7M in gross wages.
- 78 jobs.

The proposal enables Newcastle Sand to eventually relocate its operations from Williamstown when that quarry reaches the end of its life.

The site construction phase will deliver an additional 70-100 construction jobs.

The Cost Benefit Analysis (CBA) of the Project indicated that it would have net production benefits to NSW of \$20M comprising \$15M in quarrying benefits, and \$5M in ex quarry transport benefits.

5.2.2 Amenity and Character Impacts on Bobs Farm

There may be amenity and character impacts associated with environmental impacts, and this may be experienced by the local community over the life of the project. The Biodiversity Development Assessment Report (BDAR) report by Wedgetail Project Consulting found two Threatened Ecological Communities (TEC) and identified a total of 16 threatened species within the subject site⁴. Engagement with the local community has also shown a connection to wildlife that may not be endangered, such as kangaroos. While no koalas were recorded during investigations, the land is considered broadly suitable habitat for the species. There is strong community commitment across the LGA to the protection of koalas and their presence is linked to local identity.

Groundwater impacts are of concern to the local community, particularly the farming community. The Hydrology Report⁵ states that predicted groundwater level impacts are minimal with no material impacts to groundwater users or other environmental groundwater receptors anticipated. Groundwater quality risks are also expected to be low.

Health impacts associated with dust generated by operations are of particular concern to near neighbours. The Air Quality Report⁶ predicts that dust deposition will comply with the relevant criteria and that air quality

³ Bobs Farm Quarry Economic Assessment. Page 40.

⁴ BDAR. Wedgetail Consulting

⁵ Hydrology Assessment. Martens

⁶ Air Quality Assessment. ViPAC

should not be a constraint on the project. Community concerns expressed about silica are not applicable to this project as there will be no crushing on site and therefore no release of silica into the air.

Other environmental impacts that may affect the amenity of near neighbours are noise impacts and visual impacts. Visibility has been assessed as intermittent and filtered with vegetated screening critical to preserving local amenity. Acoustic assessment is proposed to comprise ongoing onsite testing during initial operations to inform acoustic mitigations required for future stages, if any.

Managing, monitoring and reporting to the community on environmental impacts throughout the life of the project will be important. If potential negative environmental impacts are mitigated and rehabilitation land is actively managed to the final landform, then impacts on the amenity and character of Bobs Farm will be minimised.

5.2.3 Traffic Impacts

Traffic impacts will also potentially affect the amenity and character of Bobs Farm, and when local people raised this issue in the engagement, they were also concerned about road safety. The impact of trucks was frequently mentioned at the Community Drop-in Session.

Consent is being sought for a maximum of 120 laden trucks per day, but this is to cater for peak periods. An average of 46 laden trucks per day is anticipated.

A contributing factor to local perceptions of the impact of trucks is the pre-existing condition of “one road in, one road out” to Nelson Bay. There is a fear in the community that the more pressure that is placed on this road, the less attractive the journey will be for visitors. Hence the concern about quarry operations and truck movements negatively impacting on the Port Stephens tourism brand. Visitor perceptions have not been researched for this SIA as it is considered that impacts are likely to be minimal.

However, Port Stephens Council identifies road access as essential to the visitor experience, noting that upgrades to key routes improve the efficiency and comfort of travel for tourists.

There is also anecdotal evidence that some local practices currently in existence may not be safe. For example, where children cross Nelson Bay Road after alighting the school bus, and “desire paths” that people take to avoid walking alongside Nelson Bay Road. These practices may not show up in traffic counts, but they need to be well understood and included in induction meetings and in the Driver Code of Conduct. It is recommended that school bus pick up and drop off times are included in the Driver Induction and Driver Code of Conduct.

The Traffic Report⁷ concludes that traffic and access arrangements for the proposal are satisfactory and that there are no traffic or access impediments to the development. From the perspective of road users and road safety the proposed access routes can operate in a safe and efficient manner with minimal delays for the road user. The traffic report also concludes that the cumulative impacts will be minimal.

5.2.4 Property Values

Impacts on property values surrounding a quarry site are often a major concern of local residents. While it was raised more than once at the Community Drop-in Session, it did not appear to generate the same level of concern as environmental and traffic impacts. However, it still warrants further investigation with a consideration of comparative trends in communities intersecting with extractive industries.

⁷ Traffic Assessment. SECA solution

Long-term data across comparable NSW communities shows that **property values can remain stable or grow strongly**, even in areas with active quarrying or industrial activity. Growth trajectories appear to be shaped more by **regional housing demand, infrastructure investment, zoning changes, and lifestyle appeal** than by extractive operations alone.

The comparative growth trajectories of median house prices in communities that intersect with extractive industries, Teralba, Brandy Hill, Bobs Farm, and Williamtown between 2009 and 2025, provide reliable insight. All four communities show strong long-term appreciation, despite their proximity to extractive or industrial activities, including the Williamtown Quarry and the Brandy Hill Quarry expansion.

Teralba (Lake Macquarie) displays the steepest growth curve, rising from approximately \$300,000 in 2009 to \$967,000 in 2025. This reflects the influence of rail access, proximity to Lake Macquarie, and rezoning that has encouraged infill development and housing diversity. The Teralba Quarry abuts the community and has been operating since 1964. It uses blasting and crushing methods which are not proposed for Bobs Farm.

Brandy Hill (Port Stephens) also shows a pronounced upward trajectory, increasing from around \$450,000 to \$1.37 million. Importantly, this growth continued through and after the **2020 Brandy Hill Quarry expansion**, indicating that long-term property value resilience has been shaped more by lifestyle appeal, acreage demand, and high owner-occupancy than by quarry proximity.

Bobs Farm demonstrates moderate but steady growth, rising from approximately \$500,000 to \$1.22 million from 2009 to 2025. The increase is less steep than Teralba or Brandy Hill, reflecting lower sales volume, limited housing diversity, and an ageing demographic rather than any clear extractive-industry effect.

Williamtown, which includes proximity to the **Williamtown Quarry**, RAAF Base operations, and PFAS-affected zones, still shows a strong upward trend—from roughly \$400,000 in 2009 to \$1.06 million in 2025. The consistent growth suggests that broader regional housing demand and infrastructure access remain dominant drivers of value.

Across all four communities, **property values have increased substantially over time**, with no evidence of long-term value suppression attributable to quarry operations. Instead, the comparative study indicates that **regional economic conditions, infrastructure, zoning, and lifestyle factors** exert a far greater influence on property value trajectories than the presence of extractive industries alone.

5.3 Potential Positive and Negative Social Impacts

There are both potential positive and negative social impacts associated with this project. Some of the social impacts will be experienced positively by some people (e.g. increased economic activity and employment) and negatively by others (e.g. changes to the local character brought about by the introduction of a quarry).

5.3.1 Potential Negative Impacts, Requiring Mitigation

The potential negative social impacts are:

- Environmental impacts generating community concern. The risk is associated with amenity and lifestyle impacts for near neighbours because of potential, noise, visual, dust, health and traffic impacts.
- Health and wellbeing impacts associated with increased noise and dust.
- Road safety impacts caused by existing infrastructure constraints (“one road in one road out” of Nelson Bay) and the addition of increased truck movements.
- Impacts on safe access to neighbouring properties, both vehicular and pedestrian
- Loss of biodiversity, particularly wildlife that contributes to the sense of place in the Bobs Farm community.

- Loss of possible koala habitat
- Inadequate rehabilitation
- Impacts on community cohesion associated with low levels of trust in governments, approval bodies and developers.
- Impacts on tourism branding for the LGA
- Sense of cultural loss as the history of the site is absorbed into new land uses.

5.3.2 Potential Positive Social Impacts to be Maximised

The potential positive social impacts are:

- 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

5.3.3 Dimensions of Social Impact Magnitude and Significance

The above impacts have been organised around those who experience the impact and what the extent, duration, intensity, importance and level of concern is about each potential impact.

Table 3 Dimensions of Social Impact Magnitude

Impact	Extent	Duration	Intensity or Scale	Sensitivity or importance	Level of Concern / Interest
Near Neighbours: Amenity impacts including noise, dust, and increased truck movements on the local road system.	Direct and indirect impacts on immediate near neighbours	Long term – Life of project (10 years), likely to be greater during the construction phase.	Moderate – without mitigations, Mild with effective mitigations (refer to EIS)	High – impacts applied to neighbouring properties for whom the character of their immediate area is very important. Low impact for the broader LGA.	High level of concern amongst immediate near neighbours, dissipating with distance from the quarry site.
Personal and Property Rights. Negligible impacts.	Neutral (negligible) General Community and specific subgroups	Long term – site locked to uses like trail bike riding, or exploration by local	Mild	Low	Low

	(e.g. trail bike riders)	children, for community safety reasons.			
Livelihoods and micro economic impacts	Direct and indirect impacts through increased local spend and local jobs. Employment spike during construction.	Medium Term – Increasing throughout the life of project and beyond.	High Positive impacts	High – particularly for Williamtown Quarry employees who may relocate to this site. Contribution to broader LGA economic development plans.	Medium
Way of life - the local road system: Potential traffic and road safety issues.	Near neighbours, and holiday makers likely to be affected. Near neighbour concern about amenity impacts including impact on rural character and tourism brand. Special consideration for neighbours with shared access.	Long term – From Construction and throughout life of project. 10 trucks per hour will be consistent (10-year period)	Moderate – without mitigations, Mild with mitigations.	Medium – impacts generally applied to near neighbours and to a lesser extent, the local population and holiday makers.	Medium level of concern focused on the existing quality of the local road system and the need for continuous maintenance. Low level concern about rural amenity, apart from near neighbours.
Biodiversity	Indirect and cumulative and dependent on avoidance and impact minimisation measures	Long term duration – during and beyond life of Project. Rehab management critical.	Moderate – balanced approach to nature positive outcomes.	High – linked to perceptions of place and local character.	Variable – high interest for some sections of the community particularly Bobs Farm residents with concerns about protection of wildlife and bushland.
Culture	Direct impacts on local stories about the history of Bobs Farm.	Long Term Throughout life of project.	Low – opportunity to work with local communities to maintain	Low to medium –	Medium - Linked to the local sense of place.

	Preservation of Indigenous culture.		cultural connections.		
Health and Wellbeing	Direct impacts for near neighbours if environmental standards aren't met. Indirect impacts for the broader LGA population based on job opportunities and economic renewal	Long term – Life of project.	Negligible impacts from exposure to dust (Refer to EIS). Moderate amenity impacts without mitigation, Low with mitigation ⁸ . High positive indirect impacts on wellbeing associated with employment and economic growth.	Low to medium – impacts applied particularly to neighbouring properties. Wider positive indirect community impacts associated with provision of a critical resource.	Variable – high interest for near neighbours most likely to experience operational impacts.
Community – local aspirations and sense of place	Perceived direct impacts on the Bobs Farm community.	Medium term – mitigated by responsible operations and commitment to local community.	Moderate – may not eventuate	Moderate important to local community to maintain sense of place.	Medium with concerns for lifestyle and way of Lower interest from the broader LGA, apart from local government and potential contracting businesses.
Decision -making systems	Neutral Compounded by lack of trust in government and approval bodies.	Long term – Life of project.	Low	Moderate amongst near neighbours Low in general population	High interest for near neighbours seeking transparency. Medium - low across wider LGA.

Not all predicted social impact are equally likely or equally significant. Adherence to consent conditions and implementation of mitigation strategies will ultimately determine the social impact outcomes.

The ratings of likelihood and magnitude give clarity to the overall significance of an impact. This evaluation of social impact significance draws on several key inputs that includes: an understanding of the baseline context, engagement and outcomes of primary social research, an understanding of relevant social literature, review of other technical studies and expert assessment.

⁸ Reference EIS.

The significance of potential impacts is represented in the following table as recommended in the Technical Supplement to the Social Impact Guideline⁹. Significance is shown in brackets.

Table 4 Overall Significance of Impacts

Magnitude Level					
	1	2	3	4	5
Likelihood Level	Minimal	Minor	Moderate	Major	Transformational
A. Almost Certain	Exclusion from site for trail bike riders, walkers etc. (Low)	Loss of amenity close to site. Increased truck movements on Nelson Bay Road. (Medium)	Construction impacts close to site. (High)	Local employment; contribution to housing construction and Hunter economic goals. (Very High)	
B. Likely			Relocation of employees from Williamtown Quarry (High)	Use of local contractors. (High)	
C. Possible		Road impacts – conditions of roads. Change of local character / sense of place. (Low)		Loss of biodiversity (High)	
D. Unlikely		Impact on Port Stephens Tourism brand (Low)	Road safety issues. Impacts on water. (Low)	Health impacts associated with dust and noise (Medium)	
E. Very Unlikely	Loss of amenity across the LGA due to quarry operations. (Negligible)			Community aspirations / concerns ignored (Medium)	Failure to adhere to conditions of consent. (Medium)

⁹ [Technical Supplement: Social Impact Assessment Guideline for State Significant Projects](#)

5.3.4 Overview and Response Monitoring

Success in terms of social impact will be determined by the completion of the Bobs Farm Quarry Project with minimal community dissatisfaction; maximised community benefits and a positive relationship built with local stakeholders.

From the outset, Newcastle Sand needs to monitor and evaluate its social impact strategies in concrete ways. The following table is a high-level overview of the actions they need to take to manage and monitor their social impacts and make changes throughout the project as necessary.

Table 5 Social Impact Evaluation and Response

	Evaluated	Measures from Specialist Studies	SIA Specific measures	Residual Impact Significance
Contribution to local and regional economy	Almost certain and major = VERY HIGH	Refer to Economic Study	- Use local contractors as far as possible - Document local spend - Document local supply chain	High (positive)
Local employment	Almost certain and major = VERY HIGH	Refer to Economic Study	“Locals first” employment and procurement policy	High (positive)
Near neighbour amenity and lifestyle impacts during construction and operations	Almost certain and minor = MEDIUM	- Vegetation barriers along boundaries - Noise and air quality monitoring - Driver Code of Conduct	- Create a “hotline” for calling in concerns - Record grievances and monitor resolutions and response times - Include school bus times in Driver Induction.	Low with mitigation
Promote community cohesion through local sponsorships	Likely and minor = MEDIUM	Implement Stakeholder Engagement Plan (SEP) to monitor community aspirations,	Create and implement local Sponsorship Policy	Medium (Positive)

		viable projects, and risks.		
Health and wellbeing	Unlikely and major = MEDIUM	Monitor and report on air quality, water and noise as per expert advice	Include monitoring reports in newsletter and on website	Low (negative), Medium (positive or employees)

5.3.6 Indicative Social Monitoring Plan

Ongoing negotiation of a Social Impact Monitoring Plan would benefit from further community engagement post-Approval.

Table 6 Social Monitoring Plan

Desired Outcomes	Indicators	Target	Methodology	Frequency	Monitoring Responsibility
Creation of local employment	% of employees living locally Workforce Policy implemented	50%	Employee Survey, Track and report	Annual	Quarry Manager / HR
Priority use of local contractors for quarry camp and quarry operations	% of suppliers based within the LGA and % based within neighbouring LGAs	50 %	Implement Procurement Policy Supply chain reporting	Annual	Quarry Manager / Procurement Officer
Support for public benefit projects in the local community	Sponsorship Policy implemented	Commit to investing locally (review annually)	Sponsorship Reporting Support for local school projects	Annual	Community Relations Officer

Emergency Management Plan	Plan in place, negotiated with Police and NSW Ambulance	Facilities identified in the plan developed	Meet with agencies leads and design Plan.	Immediate once approval is granted	Management
Lifestyle and amenity impacts are managed during construction and operations	Number of grievances submitted by the community through the website and “hotline” (telephone).	Zero to low number of grievances submitted Grievance Policy on website	Count grievances and measure response times and % of resolutions.	Report to manag’nt and post summary results on Newcastle Sand website.	Management / Environmental Officer
Safe operations of mine-related traffic	Number of Breaches and Grievances Truck behaviours during school bus times	Zero breaches	Driver Code of Conduct Grievance Policy School bus pick up and drop off times included in Driver Code of Conduct and Induction.	Review and report monthly on Newcastle Sand website	Management
Secure site	Site incursions captured by security cameras	Zero site boundary breaches	On site manager to respond to incursions and “hotline” calls. Security cameras on boundaries.	Report to relevant receptor: police, near neighbours etc.	On site manager.
Health and wellbeing	Number of breaches of consent conditions in relation to dust, water and noise.	Zero breaches	Monitor in accordance with EIS recommendations and approval conditions	Post monitoring results on Newcastle Sand website	Management / Environmental officer
Community engagement	Stakeholder Engagement Plan. Community Consultative Committee (CCC)	Zero to low number of complaints	Near Neighbour on CCC. Regular Newsletters	Report in newsletter	Management / Comms.

6. Conclusion

The social impact assessment for the Newcastle Sand Bobs Farm Quarry demonstrates a complex balance between **localised social risks** and **broader regional economic benefits**, shaped by the unique characteristics of the Bobs Farm community and the strategic importance of quarry sand to the Hunter and Port Stephens construction markets.

Engagement findings show that **near neighbours experience the highest level of concern**, particularly regarding amenity, noise, dust, traffic, biodiversity loss, and changes to the rural character of Bobs Farm. These concerns are reinforced by the community survey, where **groundwater impacts, trucks on local roads, noise and vibration**, and **biodiversity loss** were identified as the most significant perceived risks. The potential for conflict with the region's tourism identity—particularly the experience of entering Port Stephens via Nelson Bay Road—was also raised as an issue.

The revised proposal responds directly to many of the issues that led to strong opposition to the previous SSD application. Key improvements include:

- **removal of all dredging and below-water-table extraction**,
- **elimination of Marsh Road access**, resolving school-related safety concerns,
- **reduced scale and duration of operations**, and
- **direct access to Nelson Bay Road**, increasing separation from sensitive receivers.

These changes materially reduce several high-risk social impacts identified in earlier assessments. The proponent made several changes to the current project design, particularly related to the intersection on Nelson Bay Road, based on the community engagement and Agency inputs to ADW Johnson.

At the regional scale, the project aligns with the **Hunter Regional Plan 2041**, which identifies the need for sustainable extractive industries to support housing, infrastructure, and economic growth. Infrastructure Australia's 2023 Market Capacity Report highlights that "**acute quarry shortages**" are emerging in NSW, contributing to **price uncertainty, delays, and cost overruns** in construction. Port Stephens is part of a rapidly growing construction corridor, and local sand supply supports **lower building costs, shorter haulage distances, reduced emissions**, and **greater economic resilience**.

Port Stephens Council's strategic documents emphasise the importance of **accessibility, visitor experience, and protection of natural character**, particularly along key tourism gateways. These values must be carefully balanced with the region's need for reliable construction materials. The proposed quarry's design—particularly its direct access to Nelson Bay Road and prohibition of Marsh Road haulage—reduces potential conflict with local amenity and school safety, though concerns about increased heavy-vehicle presence and amenity impacts on near neighbours remain key social considerations.

Overall, the assessment finds that the project presents **manageable social risks** provided that:

- strong, transparent, and ongoing engagement continues with near neighbours and the school community;
- robust environmental and amenity safeguards are implemented and independently monitored;
- traffic impacts on Nelson Bay Road are mitigated and communicated clearly; and
- progressive rehabilitation maintains landscape values and long-term land-use compatibility.

With these measures in place, the project can contribute to regional construction supply and economic stability while minimising adverse impacts on the Bobs Farm community and the broader Port Stephens LGA.

Appendix One – Other relevant Social Impact Assessments

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

Anna Bay Sand Extraction Social Impact Assessment (2019)

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

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

Scope:

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

Key Social Considerations:

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

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

Stockton Sand Quarry Dredging SIA Review (2020)

Commissioned by: NSW Department of Planning, Industry and Environment (DPIE)

Prepared by: Richard Parsons (internal review)

Project Proponent: Boral Resources (NSW) Pty Ltd

Focus: Evaluation of the SIA's alignment with the *NSW SIA Guideline (2017)* for State Significant Development (SSD).

Findings:

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

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

Mackas Sand Project (MP08_0142)

Status: Approved SSD in Port Stephens LGA

Documentation Includes:

Environmental Assessments, Management Plans, Independent Reviews, and Compliance Reports. Landscape Management Plan (LMP) violations noted in 2022, with a \$15,000 penalty issued.

Social Impact Relevance:

Ongoing monitoring of community complaints, visual and environmental impacts, and site rehabilitation. Post-approval compliance and community feedback mechanisms are integral to the project's governance.

Planning Portal Access: Full suite of documents available via NSW Planning Portal.

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

Cabbage Tree Road Sand Quarry – Williamtown

Proponent: Williamtown Sand Syndicate Pty Ltd

Location: Cabbage Tree Road, Williamtown – approx. 3 km southwest of Newcastle Airport

Approval Status: State Significant Development (SSD-6125) – Approved May 2018

Scale: Up to 33.3 million tonnes of sand over the life of the project, with an annual extraction rate of 600,000 tonnes

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

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

Mitigation Strategies:

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

Salt Ash Sand Operations (SSD-9099356)

Prepared by: Element Environment Pty Ltd

Proponent: Holcim (Australia) Pty Ltd

Date: Final version submitted 31 October 2022

Project Scope:

- Extraction and processing of up to 550,000 tonnes of sand per year for 30 years
- Importation of up to 200,000 tonnes per year from Anna Bay, Tanilba Bay, and Cabbage

Tree Road quarries

- Continued use of infrastructure and site access via Oakvale Drive

Key Social Impact Themes

Community Profile:

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

Identified Risks:

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

Opportunities:

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

Engagement Findings:

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

Summary of Key Themes Across Documents

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

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

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

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

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

Figure 8 Comparative Matrix: SIAs for Sand Quarries in Port Stephens LGA

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

Appendix 2 – Community Newsletter



Bobs Farm Community Newsletter

March 2026

Contact Details

Email: info@newcastlesand.com.au

Keeping you up to date

Community Drop-in and Information Session – March 7th, Salt Ash Community Hall.

**Thank you to everyone who came to our first
Community Information Session on March 7th.**

Approximately 30 people turned up to review the Bobs Farm Quarry plans and share their views with the proponent, Darren Williams, Newcastle Sand Quarry Manager Elliott Laver, Social Impact Researcher Ellen Davis-Meehan and Senior Planners from ADW Johnson.

Newcastle Sand appreciates the constructive atmosphere and was able to make some immediate changes to the project design, based on inputs.

This is early in the process and the project design, and the Environmental Impact Statement (EIS) are still being finalised.



Salt Ash Community Hall Drop-in Session

Newcastle Sand Bobs Farm Sand Quarry Proposal

3631 Nelson Bay Road,
Bobs Farm, NSW

Note:

1. Access to / from the site will be via a new Left in Left out intersection.
2. No right turns onto Nelson Bay Road are proposed.
3. Marsh Road is not to be used by sand haulage trucks.
4. All Southbound trucks to utilise Port Stephens Drive Roundabout to turn around for Southbound deliveries.

Note: Indicative Layout Only



Indicative Processing and Sales Area plan

Community Survey Results

Overview supplied by Ellen Davis-Meehan, Social Impact Researcher, Key Insights.

Key Insights implemented an online community survey from December 2025 to March 2026. Promotion occurred through Facebook (FB), The Port Stephens Express, letterbox drops, Newcastle Sand website and at the Community Drop-in Session.

A total of **27 responses** were received, with the majority originating from Facebook community groups. The sample size here is not large enough to draw conclusions or make generalisations from this data. However, the survey is still useful for the detailed comments made that Key Insights referred to the Environmental Impact Assessment Team to consider as the quarry design and operations are finalised prior to submission.

Most respondents were Bobs Farm residents, and this highlights the local interest in the project.

The most frequently identified concerns are ground water impacts and trucks on the road, followed closely by biodiversity loss, noise and vibrations, and air quality. The themes that emerged from the survey are the same as those discussed at the community meeting.

People said they preferred to get their information from “community meetings and focus groups,” followed closely by e-mails and social media.

Thematic analysis of open-ended responses revealed strong concerns about the proposed Quarry with a clear preference for preserving the area’s environment, lifestyle, and community values.

Although the survey has ended, community members may still share their thoughts by emailing Ellen Davis-Meehan at edm@keyinsights.com.au.

What were the key issues raised at the Community Drop-in?

The most frequently mentioned concern was **the impact of trucks** on the local road system, including:

- One road in and out of the Bay is a pre-existing problem.
- The amount of truck movements and varying understanding of how many trucks
- Road safety – particularly for those sharing the carriageway.
- Impacts on the Marsh Road and Nelson Bay Road intersection and the roundabout.

A Traffic Impact Assessment is being prepared which will address the above.

Operating hours

- Impacts on neighbouring properties, particularly noise impacts.
- Truck impacts during school pick up and drop off times.

Heritage

- Timorese refugee camp along the boundary in the 1940s.
- Bobs Farm is a unique corridor where the mangroves meet the ocean. Impacts on community sense of place.

A Statement of Heritage Impact Assessment is being prepared which will address the Timorese refugee camp.

Benefits for Bobs Farm

- How will Bobs Farm benefit from this project?

An Economic Impact Report is being prepared which will address the economic needs and benefits of the project.

Environmental

- Flora and fauna impacts – loss of biodiversity.
- Health impacts related to silica
- Noise and vibrations
- Impacts on ground water
- On-site erosion impacting on near neighbours.
- Rehabilitation – what will the site finally look like?
- Land clearing — a comparison with regulations applying to private properties.

Environmental concerns have been shared with the expert consultants undertaking the Biodiversity Development Assessment Report.

Community Drop-in Session cont.



Quick Facts:

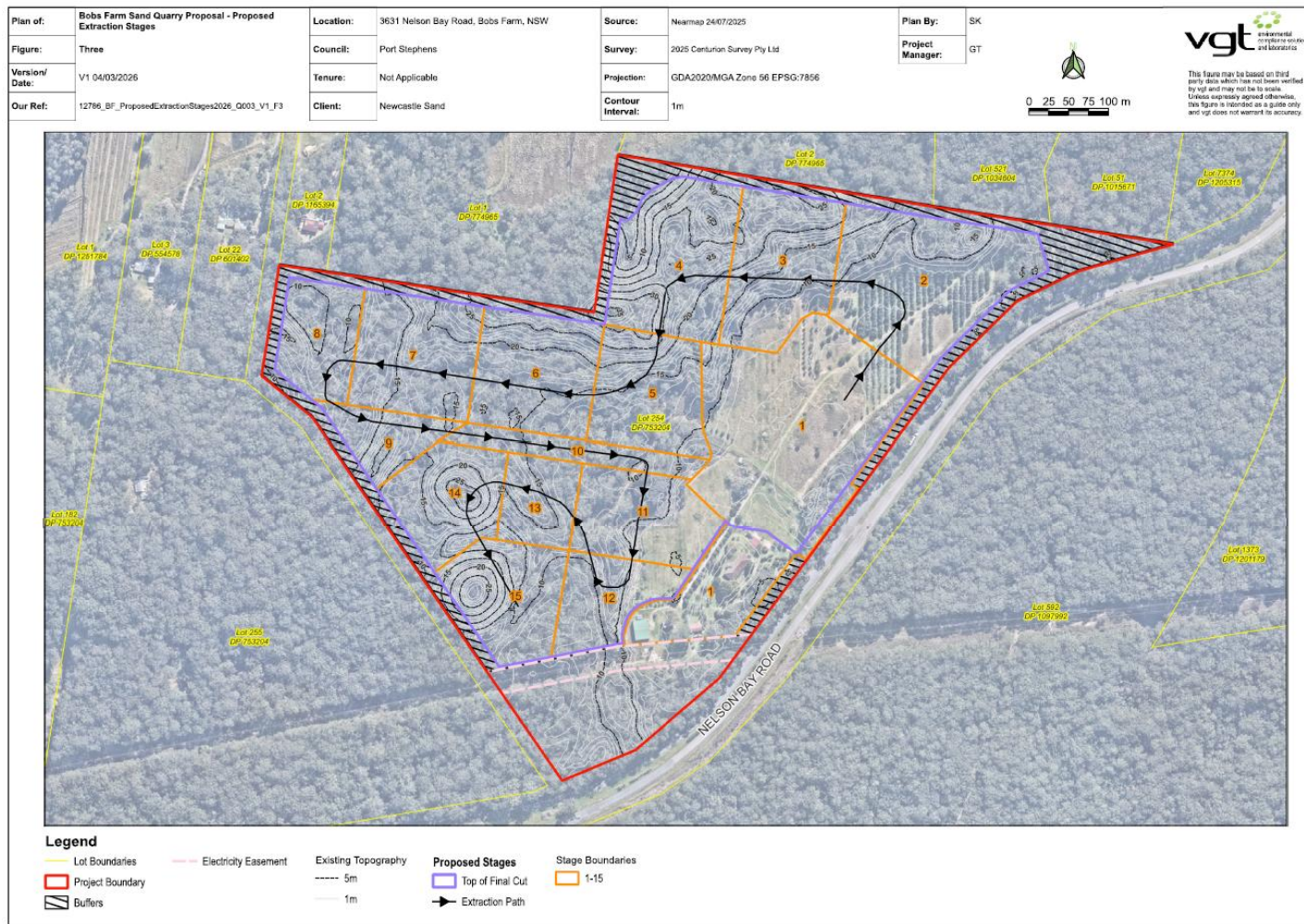
Estimate 70-100 construction jobs and 15 full time jobs once operational.
Life of Quarry: 10 years
No sand crushing (no silica)
Strict Driver Code of Contact – estimate 10 trucks per hour.
Continuous site rehabilitation.

Negotiating Outcomes

Some attendees appreciated the early opportunity to have their concerns heard and to negotiate mitigations that would alleviate their concerns. This will be ongoing with site visits with neighbours underway. Key areas of discussion were:

- **Boundary Fencing**
 - Issue: Boundary fencing of a scale and quality to prevent access (children and motorbikes).
 - Response: Will do our best within government guidelines.
- **Visual impacts**
 - Issue: Visual impacts along boundaries.
 - Response: We will maintain a vegetation buffer along Nelson Bay Road and lot boundaries, 15m buffer of screening trees from the boundary of the site and a fence and gate.
- **Noise**
 - Issue: Types of vehicles on site and noise generated.
 - Response: An acoustic report is being prepared which will be available to review as part of the formal exhibition of the proposal. The acoustic report will assess noise impacts against relevant guidelines and include recommended mitigation measures as appropriate.
- **Silica**
 - Issue: Silica monitoring – request for live monitoring on the boundary and worker and resident alerts.
 - Response: Yes, there will be monitoring. Note that there is no intention to crush sand, which is how silica dust is created.
- **Project Staging**
 - Issue: Length of time for each stage.
 - Response: Staging explained across the site – shallow areas will be completed faster because less resource is in these areas.
- **Access and Safety**
 - Issue: Conflict between children (shared right-of-carriageway residents), trucks, and school busses.
 - Response: Meeting arranged on site for further discussion and review. The Driver Code of Conduct will be made available.

Proposed Extraction Stages



Rehabilitation after 5 years (Cabbage Tree Road site)

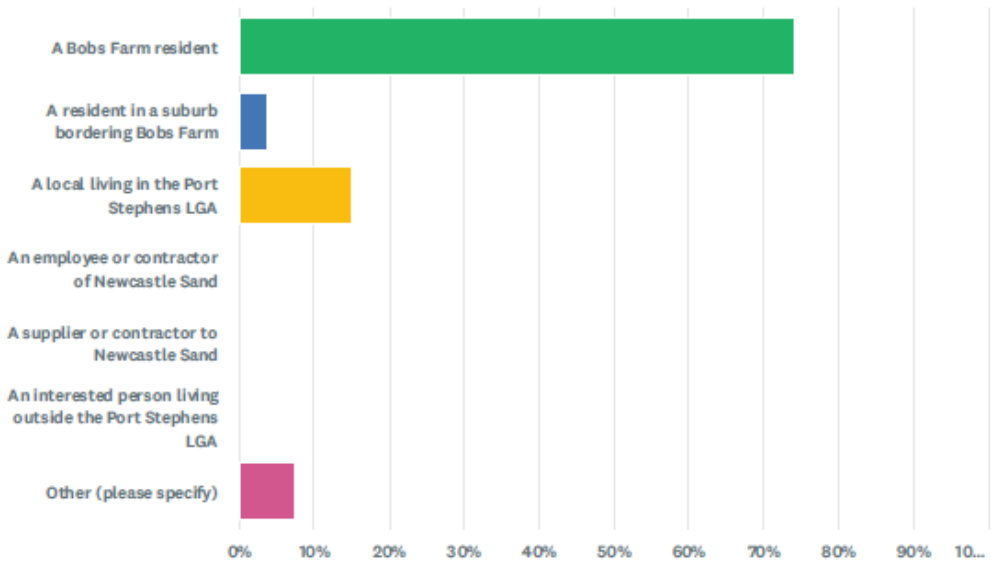
What's Next?

Our consultants are working on the EIS. We are continuing our conversations with interested people including meetings on-site. Once we lodge our EIS it will be on public display and the community will be able to make direct submissions to the Department of Planning, Housing and Infrastructure. It will be on this link: [Bobs Farm Sand Quarry | Planning Portal - Department of Planning and Environment](#) In the meantime, if you have further questions or suggestions, please email info@newcastlesand.com.au

Appendix 3 – Community Perception Survey Report

Q1 Tell us about you. Select the category that best describes you.

Answered: 27 Skipped: 0



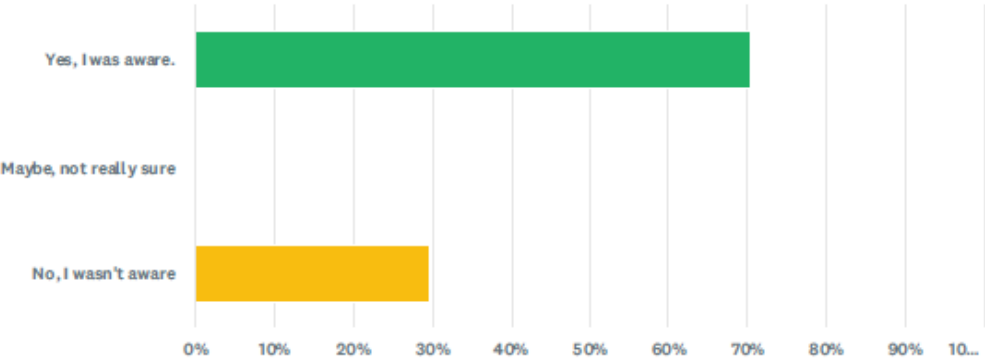
Answer Choices	Percentage	Responses
A Bobs Farm resident	74.07%	20
A resident in a suburb bordering Bobs Farm	3.70%	1
A local living in the Port Stephens LGA	14.81%	4
An employee or contractor of Newcastle Sand	0%	0
A supplier or contractor to Newcastle Sand	0%	0
An interested person living outside the Port Stephens LGA	0%	0
Other (please specify) Show responses	7.41%	2
Total		27

1 / 18

#	OTHER (PLEASE SPECIFY)	DATE
1	Friend of resident living in Bobs Farm	3/7/2026 1:20 PM
2	Work in Bob's Farm	3/7/2026 12:13 PM

Q2 Were you aware of the previous proposal for a quarry on this site?

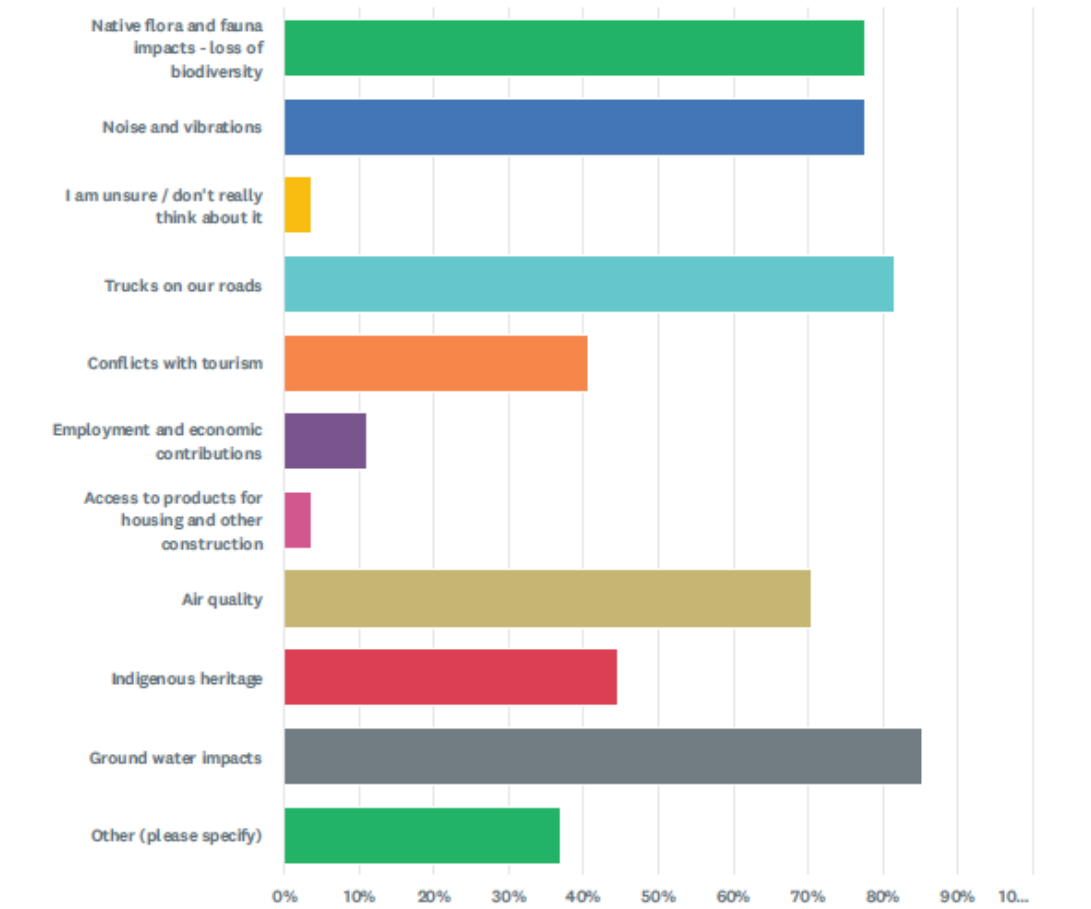
Answered: 27 Skipped: 0



Answer Choices	Percentage	Responses
Yes, I was aware.	70.37%	19
Maybe, not really sure	0%	0
No, I wasn't aware	29.63%	8
Total		27

Q3 When you think about sand mining in Port Stephens, which potential impacts are most important to you?

Answered: 27 Skipped: 0



Answer Choices	Percentage	Responses
Native flora and fauna impacts - loss of biodiversity	77.78%	21
Noise and vibrations	77.78%	21
I am unsure / don't really think about it	3.70%	1
Total		144

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

Answer Choices	Percentage	Responses
 Trucks on our roads	81.48%	22
 Conflicts with tourism	40.74%	11
 Employment and economic contributions	11.11%	3
 Access to products for housing and other construction	3.70%	1
 Air quality	70.37%	19
 Indigenous heritage	44.44%	12
 Ground water impacts	85.19%	23
 Other (please specify) Show responses	37.04%	10
Total		144

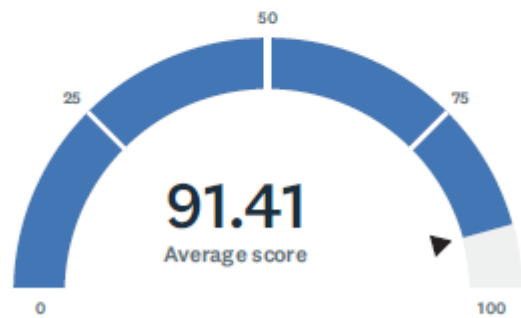
Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above!!!!	3/10/2026 9:22 AM
2	Silicon dust, wild life, the list goes on	3/7/2026 11:02 AM
3	Decrease in value of my property / Bio diversity area / Wild life / Pollution to air/ Noise pollution	3/7/2026 8:36 AM
4	Impact on students and workers at local Bobs Farm PS.	3/6/2026 12:54 PM
5	Everything is an impact, it doesn't belong	3/5/2026 7:17 PM
6	Loss of character of the area, impacts to neighbouring primary school,	3/5/2026 6:11 PM
7	Wildlife, pollution, noise, native birds,	3/5/2026 9:55 AM
8	Wildlife	3/5/2026 9:36 AM
9	general pollution, koala habitats, owl habitat, sea eagle nest, along with turtle homes and rare frogs inhabit this area along with the t	3/4/2026 6:45 PM
10	How big a cliff will drop off at my back fence, what remediation works will be undertaken after sand has been quarried,	3/4/2026 4:21 PM

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

Q4 How would you rate the potential impacts on you of new sand quarry at Bobs Farm?

Answered: 27 Skipped: 0

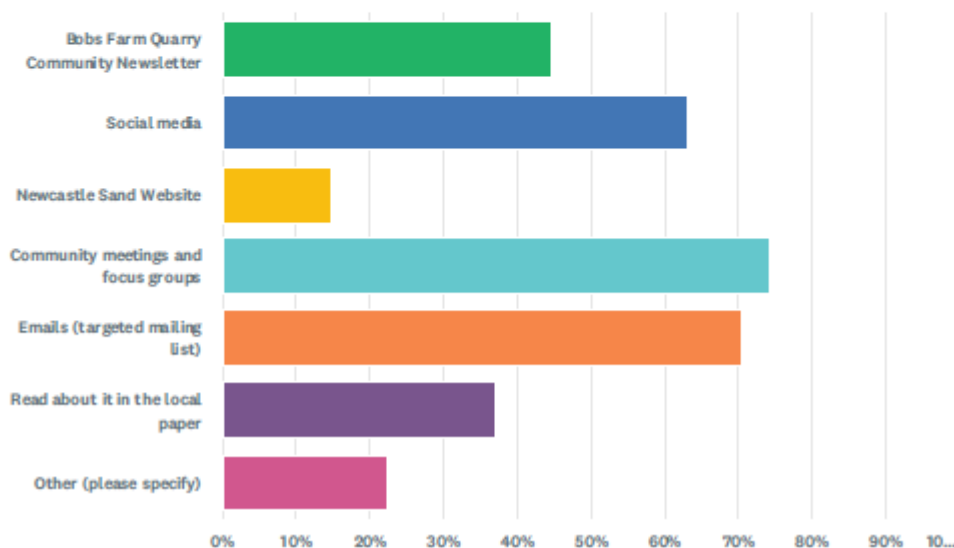


Basic statistics 				
Minimum	Maximum	Median	Mean	Standard Deviation
21.00	100.00	100.00	91.41	18.20

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

Q5 How would you prefer Newcastle Sand Bobs Farm Quarry to provide information to you about this proposed extension? Tick all that apply.

Answered: 27 Skipped: 0



Answer Choices	Percentage	Responses
● Bobs Farm Quarry Community Newsletter	44.44%	12
● Social media	62.96%	17
● Newcastle Sand Website	14.81%	4
● Community meetings and focus groups	74.07%	20
● Emails (targeted mailing list)	70.37%	19
● Read about it in the local paper	37.04%	10
● Other (please specify) Show responses	22.22%	6
Total		88

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

Q6 Do you have any additional issues, or suggestions, that you would like to raise with the Newcastle Sand management or the social impact researcher? Newcastle Sand seeks to establish open and ongoing dialogue with the community to understand any concerns and consider these as part of proposed operations and quarry design where possible.

Answered: 19 Skipped: 8

#	RESPONSES	DATE
1	The potential for a Sandmine in this location is upsetting for the local community. It poses potential noise and air quality issues. Many young families in the area don't want exposure to these. It devalues our properties and harms our way of life. It has the potential to threaten tourism and local businesses in the local area.	3/13/2026 11:06 AM
2	Like to a commitment to have real time air and noise monitoring with the closest neighbors.	3/10/2026 8:48 AM
3	Marsh road properties are prone to flooding with heavy or sustained rain. I'd like to see that this has been considered at length and that the project would either have no effect or improve local flooding (eg. drainage investment for relevant properties). Additionally, removal of the hill will expose marsh road properties to noise from Nelson Bay road and potential for greater light pollution. I'd like to see at least the marsh road facing side of the hill maintained in its current state with trees etc (keep the development on the Nelson Bay Rd side where site access is planned). East end Marsh Rd residents have enjoyed a quiet, semi-rural community life for decades and having an industrial development spill over into our literal backyards would be of severe detrimental to quality of life in this part of Port Stephens.	3/8/2026 1:27 PM
4	Silica dust. Traffic issues. Changing a tourist and lifestyle area entry into a truck and trailer ridden mess.	3/7/2026 6:01 PM
5	Don't want it at all.	3/7/2026 3:09 PM
6	Bobs Farm is a key agricultural hub in Port Stephens, known for its diverse local produce, including avocados, honey, and vegetables, often sold via roadside stalls. It hosts specialized aquaculture, such as Tailor Made Fish Farms and mangrove ecosystems, it features extensive 30-hectares native plant gardens. Sand mining in this region would destroy the ecosystem and water table. Killing this agriculture hub.	3/7/2026 2:55 PM
7	This is a very old community that we as residents take pride in. Having our whole community disappear by a company that have already shown in the past they won't follow the rules and regulations is a disgrace to this community. Generations of families live here and to see it be torn down for others profit is disgusting. We cannot even get the council to provide a new road for us and you're going to mine it.	3/7/2026 2:44 PM
8	I write as a resident and landholder in Bobs Farm on Worimi Country, where I live on 35 acres of biodiverse bushland that supports native wildlife, wetlands, and old-growth eucalyptus forest. My property borders the proposal site, the proposal site is located less than 150 metres from my front door. I strongly oppose this proposal due to the serious health, environmental, cultural, and community impacts it would have on my family and this unique and fragile landscape. Bobs Farm sits between Stockton Beach and the Tilligerry wetlands, forming an important ecological corridor that allows wildlife to move between coastal and inland habitats. This corridor supports numerous native species including Koalas, Powerful Owls, Glossy Black Cockatoos, Frog Species, Sea eagles, Wetland Birds, kangaroos, wallabies, possums, reptiles, and diverse birdlife. My own property contains mature gum trees that provide nesting and shelter habitat for many of these species. The proposed quarry site currently contributes to this biodiverse network of vegetation and habitat. Clearing the land and excavating sand would fragment the wildlife corridor and permanently destroy habitat that has taken decades or centuries to develop. In addition, my property contains a natural lagoon that supports frogs and other wetland species. Wetlands are highly sensitive ecosystems that rely on stable groundwater systems and intact surrounding vegetation. Sand mining WILL disrupt	3/7/2026 11:13 AM

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

groundwater flows, alter hydrology, and increase sediment and dust in surrounding environments. Any changes to the local water table or drainage patterns could severely damage the delicate wetland ecosystem that currently exists on my land and neighbouring properties. The environmental consequences are not limited to habitat destruction. Sand quarry operations typically involve extensive vegetation clearing, heavy machinery, dust generation, and continuous truck movements. Fine silica dust generated from sand extraction can travel significant distances and settle across surrounding vegetation, waterways, and homes. This dust can impact air quality, plant health, wildlife, and the wellbeing of residents. The proposed quarry would also dramatically increase industrial traffic in what is currently a quiet rural area. Heavy vehicle movements transporting sand would create safety concerns, noise pollution, and further environmental disturbance. Equally important is the cultural significance of this landscape. Bobs Farm is part of sacred Worimi Country and holds cultural, environmental, and spiritual significance for the Traditional Custodians of this land. Development proposals that risk damaging Country must be carefully assessed to ensure cultural heritage and ecological values are protected. Once landscapes such as these are disturbed through large-scale sand extraction, they cannot easily be restored. The removal of mature vegetation, disruption of soils, and alteration of groundwater systems would cause long-term ecological damage that could take generations to recover—if recovery is possible at all. Bobs Farm is widely recognised for its natural beauty, wetlands, biodiversity, and peaceful rural character. Allowing a sand mine quarry to operate in the centre of this environment would fundamentally alter the character of the area and threaten the ecological systems that make it so special. For these reasons, I respectfully urge decision-makers to reject the proposed sand mine quarry at the old "The Olive Farm." Site Protecting the environmental integrity of Bobs Farm, the wildlife corridor between Stockton Beach and the Tilligerry wetlands, and the cultural significance of Worimi Country must take priority over short-term industrial extraction. This landscape is not simply vacant land. It is a living ecosystem, a wildlife sanctuary, and a place of cultural importance. It deserves protection for the benefit of current and future generations. Sincerely, Elisa McGrath Resident of Bobs Farm NSW

9	RE: Objection to Proposed Sand Mine Quarry at "The Olive Tree", Bobs Farm NSW I write as a resident and landholder in Bobs Farm on Worimi Country, where I live on 35 acres of biodiverse bushland that supports native wildlife, wetlands, and old-growth eucalyptus forest. My property is located less than 150 metres from the land once known as "The Olive Farm," which is currently proposed to be developed into a sand mine quarry. I strongly oppose this proposal due to the serious environmental, cultural, and community impacts it would have on this unique and fragile landscape. Bobs Farm sits between Stockton Beach and the Tilligerry wetlands, forming an important ecological corridor that allows wildlife to move between coastal and inland habitats. This corridor supports numerous native species including Koalas, Powerful owls, Glossy Black Cockatoos, Frog Species, wetland Birds, kangaroos, wallabies, possums, reptiles, and diverse birdlife. My own property contains mature gum trees that provide nesting and shelter habitat for many of these species. The proposed quarry site currently contributes to this biodiverse network of vegetation and habitat. Clearing the land and excavating sand would fragment the wildlife corridor and permanently destroy habitat that has taken decades or centuries to develop. In addition, my property contains a natural lagoon that supports frogs and other wetland species. Wetlands are highly sensitive ecosystems that rely on stable groundwater systems and intact surrounding vegetation. Sand mining WILL disrupt groundwater flows, alter hydrology, and increase sediment and dust in surrounding environments. Any changes to the local water table or drainage patterns could severely damage the delicate wetland ecosystem that currently exists on my land and neighbouring properties. The environmental consequences are not limited to habitat destruction. Sand quarry operations typically involve extensive vegetation clearing, heavy machinery, dust generation, and continuous truck movements. Fine silica dust generated from sand extraction can travel significant distances and settle across surrounding vegetation, waterways, and homes. This dust can impact air quality, plant health, wildlife, and the wellbeing of residents. The proposed quarry would also dramatically increase industrial traffic in what is currently a quiet rural area. Heavy vehicle movements transporting sand would create safety concerns, noise pollution, and further environmental disturbance. Equally important is the cultural significance of this landscape. Bobs Farm is part of sacred Worimi Country and holds cultural, environmental, and spiritual significance for the Traditional Custodians of this land. Development proposals that risk damaging Country must be carefully assessed to ensure cultural heritage and ecological values are protected. Once landscapes such as these are disturbed through large-scale sand extraction, they cannot easily be restored. The removal of mature vegetation, disruption of soils, and alteration of groundwater systems would cause long-term ecological damage that could take generations to recover—if recovery is possible at all. Bobs Farm is widely recognised for its natural beauty, wetlands, biodiversity, and peaceful rural character. Allowing	3/7/2026 9:09 AM
---	--	------------------

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

a sand mine quarry to operate in the centre of this environment would fundamentally alter the character of the area and threaten the ecological systems that make it so special. For these reasons, I respectfully urge decision-makers to reject the proposed sand mine quarry at "The Olive Farm." Protecting the environmental integrity of Bobs Farm, the wildlife corridor between Stockton Beach and the Tilligerry wetlands, and the cultural significance of Worimi Country must take priority over short-term industrial extraction. This landscape is not simply vacant land. It is a living ecosystem, a wildlife sanctuary, and a place of cultural importance. It deserves protection for the benefit of current and future generations. Sincerely, Elisa McGrath Resident of Bobs Farm NSW

10	This is not a suitable area to have a sand mine. It will impact local families, businesses, wildlife, students and workers at the school and everyone in the Port Stephens tourist area just so one company can make more profits!	3/6/2026 12:56 PM
11	This will be an environmental disaster. Do not let it happen.	3/6/2026 9:06 AM
12	It's not necessary in our community and Nelson Bay rd is not suitable. The trucks will have to go all the way down to Anna Bay round about just to head back from where they came!	3/5/2026 7:34 PM
13	This is unacceptable to be here, in a semi residential area. The environment impacts are extreme. People have recently settled in the area right near this. We are not going to have this here. Let alone it will be a scar on the entrance to beautiful Port Stephens.	3/5/2026 7:22 PM
14	Sand mining in our beloved bush area at Bobs Farm is a devastating threat to the very soul of our communities natural beauty. The deafening noise shatters the peace, terrifying and displacing our precious wildlife-kangaroos, koalas, nesting birds, and countless other creatures who call this place home. It's as heartbreaking destruction of land, tearing apart habits that have nurtured life for generations. The pollution that accompanies this activity poisons our environment, leaving scars on the land and the spirit of our community. We must stand against this destructive force and protect the irreplaceable wilderness that makes Bobs Farm truly special.	3/5/2026 10:14 AM
15	Sand mining in our beautiful bush area at Bobs Farm is highly detrimental. It causes significant noise pollution, which disturbs the natural habitat of local wildlife such as kangaroos, koalas, nesting birds, and other animals. The process leads to the destruction of land, disrupting ecosystems and threatening the survival of these species. Additionally, sand mining contributes to environmental pollution, further harming the health and beauty of our community's natural environment.	3/5/2026 9:47 AM
16	I can not fathom hoe the whole site could be cleared, when it's koala zoned and heritage forest. The locals struggle to cut down trees in the forest, and yet this proposal clears near 100% of all the flora.	3/4/2026 7:51 PM
17	Objection to Proposed Sand Mine on Boundary Fence I strongly oppose the proposed sand mine development directly adjoining my boundary fence due to its serious environmental, ecological, and lifestyle impacts. 1. Noise and Disturbance A sand mining operation will generate constant industrial noise from heavy machinery, trucks, reversing alarms, excavation equipment, and processing activities. This will significantly reduce the peaceful enjoyment of my property and surrounding land, particularly given that this is currently a quiet, natural area. 2. Air and Water Pollution Sand mining produces substantial dust, which can affect air quality, human health, livestock, crops, and native vegetation. Fine particles can travel significant distances, settling on homes, water tanks, and natural habitats. There is also a risk of water contamination from sediment runoff, fuel spills, and changes to groundwater systems, which may impact nearby creeks, wetlands, and drainage lines. 3. Destruction of Wildlife Habitat The site is located within a recognised biodiversity zone. This land is not empty or unused — it is active habitat for a wide range of native wildlife, including: Frogs and turtles that rely on local waterways and wetlands Eagle nesting sites that require undisturbed tall trees and hunting grounds Koala habitat, including feeding and movement corridors Wallaby and kangaroo grazing areas Numerous bird species and small mammals dependent on native vegetation Industrial clearing and excavation will fragment habitat, destroy nesting and breeding areas, and permanently displace wildlife. 4. Threat to Protected Species Many of the species present in this area are protected under environmental legislation. Disturbance to koala habitats, eagle nests, wetlands, and biodiversity corridors could have long-term and potentially irreversible impacts on local populations. 5. Loss of Biodiversity Zone Integrity The land has been identified as a biodiversity zone for a reason — it provides ecological value, habitat connectivity, and environmental balance. Establishing an extractive industrial operation in this zone undermines conservation objectives and sets a concerning precedent. 6. Impact on	3/4/2026 6:52 PM

Newcastle Sand Bobs Farm Sand Quarry Proposal - Community Survey

Quality of Life and Property Value An industrial sand mine immediately adjacent to a residential boundary will negatively impact amenity, health, safety, and property value. Dust, truck traffic, vibration, and visual scarring of the landscape are incompatible with residential living and environmental protection. Conclusion This proposal poses unacceptable environmental, ecological, and lifestyle impacts. The destruction of wildlife habitat, increased pollution, noise, and industrialisation of a biodiversity zone outweigh any short-term economic benefit. I respectfully request that this sand mine proposal be refused in order to protect the environmental integrity of the area and the wellbeing of its residents and wildlife.

18	Main concerns are increased heavy vehicle traffic, environmental damage and noise and air pollution impacts on residents.	3/4/2026 4:47 PM
19	What guarantees and assurances can the owners of this project give that they will comply with all regulations considering they have already showed disregard for regulations in the setting up of their cabbage tree road mine site, that resulted in an enforceable undertaking from the nsw government?	3/4/2026 4:26 PM

Appendix 4 – Community Drop-in and Information Session

Community Drop-in and Information Session

Salt Lake Community Hall March 7th, 2026. 3pm-5:30pm

Attendees

Community	Approx 30 residents, mostly from Bobs Farm, with 26 signing in on the sign-in sheet.
Newcastle Sand	Darren Williams (Proponent) Eliott Laver (Quarry Manager)
EIS Team	Ellen Davis-Meehan (Key Insights) Mat Radnidge (adw johnson) Rob Drew (adw johnson)

Notes:

1. Social Impact Conversations

Near neighbours:

- Silica dust and potential health impacts
- “We are not allowed to do anything on our land. How can this amount of activity be permitted when we can’t even knock down one tree?”

Major concern most frequently expressed, trucks:

- One road in and out of the Bay is a pre-existing problem – traffic is already excessive.
- 120 trucks a day is a lot, especially on the roundabout.
- Trucks and traffic are not an image we want to promote for our area – it is inconsistent with our tourism branding.
- Quantum of trucks on the road – double what is at Williamstown. We are concerned about road safety.
- Marsh Road and Nelson Bay Road is a dangerous intersection now.

Operating hours

- Highly invasive, six days a week.
- Concerned about trucks on the road at school pick up and drop off times.

Heritage

- There was a Timorese refugee camp along the boundary in the 1940s. How do we keep this history?
- Bobs Farm is a unique corridor where the mangroves meet the ocean. There used to be market gardens and there are still some of the old-style farmers left.

Benefits for Bobs Farm

- What will this do for Bobs Farm? Everyone always takes from us, but nobody gives anything back.
- We will lose vegetation and there will be impacts on our koalas and kangaroos.

Environmental

Most comments covered in the notes below. In addition, people said:

- We don’t trust them to do the right thing – I have been out the back of the Williamstown site and it’s been wiped out. There’s nothing left.
- “I don’t trust any of them” (farming elder concerned about possible environmental impacts)
- It’s everything – silica, vibrations, trucks, and impacts on vegetation and wildlife.

2. Negotiating Outcomes

While some attendees were against the idea of a sand mine regardless of any mitigations, some attendees appreciated the early opportunity to have their concerns heard and to negotiate possible mitigations that would alleviate their concerns. These conversations are also noted in the planners’ notes below. Key areas of discussion are detailed below and, in some cases, there was an immediate agreed resolution, and for other issues there was an agreement to further explore options.

- Boundary Fencing
 - Neighbour wants a solid wall between properties because he knows his kids will break into anything they can see through. “Could it be a channel and Hebel block fence?” **Answer: We will commit to a fence but it will be what the government allows us to build for wild life passages.** (Neighbour comment: “what’s more important, kids or wildlife?”) Discussion continued re security cameras and monitoring – it seems that an agreed outcome will be reached.
 - Existing motor bike trail through property noted.
- Visual impacts
 - “We don’t want to see a quarry as we drive along our driveway”. **A: there will be a buffer, screening trees and a fence. We will build a bund at the start of construction.**
- Noise
 - Will excavators have rubber tracks? Screeching is a concern with still tracks. **A: Steel – but we don’t get screeching – come out to Williamtown and listen (Quarry Manager). Site visit to be arranged.**
- Silica
 - Can we have live monitoring on the boundary and worker and residents alerts like they have in other places? **A: Yes**
- Project Staging
 - How long will it take to extract sand from the area along our boundary? **A: Staging across the whole site explained. Boundary area: about 8 months – sand is shallower in that area.** (Neighbours visibly pleasantly surprised)
- Access and Safety
 - There is going to be a conflict between kids and school busses and trucks. This needs to be considered in the traffic study. We will need a bus stopping zone. Current arrangements aren’t great with kids having to cross Nelson Bay Road. Perhaps there could be no trucks during school pick up and drop off times? **A: Happy to meet on your driveway and look for a solution to these issues.**
 - We are already pulling out at a blind corner – and we will have learners and P platers. Kids currently take a short cut through the Newcastle Sand property because it is safer than walking along the road. **A: Let’s look further into this.**
 - **Quarry Manager explained the Drive Code of Conduct and how it is strictly implemented. Happy to supply to residents.**

3. Feedback to Senior Planner 1

Summary of the key themes in the conversations throughout Saturday afternoon:

- Air Quality Impact and Ongoing Control Measures / Management
- Control of silica dust
- Noise Impact Assessment and Ongoing Control Measures / Management
- Hours of operation
- Community complaints process
- Historic Heritage – 2x separate residents informed me that there was a former Portuguese Camp on the site sometime after WW2.
- Key differences between current proposal for former proposal, including:
 - Reduced annual throughput
 - Reduced total life and total resource to be extracted
 - Reduced hourly and daily vehicle movements
 - No groundwater interception / dredging activity
 - No use of Marsh Road by heavy vehicles
- Groundwater:
 - How does Newcastle Sand know where the groundwater level is and how do they ensure that groundwater won’t be intercepted by operations?

- What controls will be in place to ensure no contaminated water seepage into groundwater.
- Impacts of vegetation clearing on native flora and fauna.
- The existing house and sheds will be maintained as a manager's residence.
- How are truck frequencies controlled to ensure that maximum hourly and daily rates are not exceeded.
- Noting the proposed left in / left out intersection – where will trucks turn to head back towards Newcastle?
- Progressive clearing will occur; i.e. the site will not be cleared in its entirety from day 1. Clearing will occur in a staged manner generally consistent with the staging plan.
- Approximate timing per stage.
- Progressive rehabilitation will occur; i.e. once a stage is complete, rehabilitation of that stage is completed.
- What will final rehabilitation look like?
- What is the sand to be extracted used for?
- Fencing along the western boundary. Darren committed to the neighbour (Ryan) that Newcastle Sand would build a fence.
- Fencing along the northern boundary. (This was the last discussion of the day that we were all privy to). Resident requested a solid fence to deter unauthorised access. Darren noted:
 - Newcastle Sands will build a fence. It will be to the level as required by government agencies – a solid fence will unlikely be supported.
 - The site will be subject to real time security monitoring (as is the case with the current Cabbage Tree Road Sand Quarry) and there will be an onsite manager.
- Potential access conflict to the north east of the proposed left in / left out intersection for existing residents that use the right of way to Nelson Bay Road. This driveway is used by inexperienced drivers ('L' platers and 'P' platers) as well as school bus pickup. Newcastle Sand will meet the residents to review and discuss potential solutions.
- Driver code of conduct.

4. Feedback to Senior Planner 2

Feedback notes from conversations throughout Saturday afternoon.

- Concern around amounts of traffic on Nelson Bay Road
- Concern around erosion as operations / works are underway
- Concern around health impacts from silica dust, and the required particulate size for testing of this
- Concern around width of trucks doing U-turn at NBR roundabout and impacts on other vehicles using the roundabout
- Safety concern around school time drop-off and pick-up where school buses now would stop in the vicinity of the proposed acceleration lane
- Request for a bitumen / handstand around in the vicinity of the right-of-carriageway area for buses to pull over which would help with safety
- Question around the existing Relative Level (RL) of NBR to ascertain the amount of excavation needed to get to RL3m (processing and sales area)
- General concern around noise, dust and vibration impacts
- Question around rain events, i.e., what happens to the water – does it come up through the ground and pond even after rehabilitation?
- Request for visual and acoustic bund west of the right-of-carriage
- Request for berm within the triangular area (east of the right-of-carriage way)
- Request to attend NS operations at Williamtown to see firsthand how operations take place
- Request for NS to meet owners of two properties which get access via the right-of-carriageway onsite to be able to talk through first hand their concerns.

Appendix 5 – Letterbox Drop

You are invited



Bobs Farm Sand Quarry Community Drop-In and Information Session

You are invited to a Community Drop-In and Information Session on the proposal for a **Sand Quarry at 3631 Nelson Bay Road, Bobs Farm** (Lot 254 DP 753204). The session is an opportunity to meet representatives from ADW Johnson (town planning consultants) and Newcastle Sand to ask questions on the proposal and to provide feedback. All feedback will be considered as part of the proposed design and operational details which are still being finalised.

The social impact researcher, Ellen Davis-Meehan, will record feedback which will be included in the Social Impact Assessment Report.

When: Saturday March 7th, 2026

Time: 3:00pm – 5:00pm

Location: Salt Ash Community Hall – 1 Michael Drive, Salt Ash.

Session Format – representatives will be available between 3:00pm and 5:00pm to discuss the project, answer questions, and record your feedback.

3:00pm-5:00pm Drop in, meet the team. View information material.

For more project information please visit the Newcastle Sand [Website: www.newcastlesand.com.au/dev-prop/](http://www.newcastlesand.com.au/dev-prop/)



**Newcastle Sand
Bobs Farm
Sand Quarry
Proposal**

3631 Nelson Bay Road,
Bobs Farm, NSW

Legend

-  Site Boundary
-  Sand Extraction Boundary
-  Processing & Sales Area
-  Acceleration Lane
-  Deceleration Lane

Note:

1. Access to from the site will be via a new Left in Left out intersection only.
2. No right turns onto Nelson Bay Road are proposed.
3. Marsh Road is not to be used by sand haulage trucks.
4. All Southbound trucks to utilise Port Stephens Drive Roundabout to turn around for Southbound deliveries.



See you at the Drop-In Session.

Please have your say by also filling in the short survey via the QR code link below. This tool helps to capture the issues that are important to the community.



You can contact the social impact researcher, Ellen Davis-Meehan, at edm@keyinsights.com.au

Thank you.

Key Insights Pty Ltd

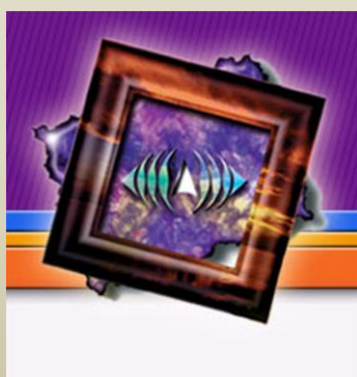
*Leading social and
applied research and
strategic planning*

www.keyinsights.com.au

PO Box 4678

Kingston ACT 2604

0419633067



Appendix 5 About the Author

Ellen Davis-Meehan - Director

Ellen is the Director and founder of Key Insights Pty Ltd - a social and applied research and strategic planning consultancy. Key Insights has been operating since 1994.

Ellen has extensive consultation, research and project management experience in both the private and public sectors.

Ellen has managed major national and state-wide research projects, organisational reviews, social impact assessments and community consultations, and has facilitated strategic planning processes for small business, large organisations and regional development bodies.

Ellen has consulted in the following areas:

- Social Impact Assessments
- Education Research and Planning
- Primary research in homelessness, crime and crime prevention
- Community and Youth Services, Aged Care, Indigenous services
- Community Management / Strategic Planning
- Place-based Master Plans for local government
- Business Development and Corporate Governance
- International research projects for the UN & private companies
- Socio-economic projects and reporting to the IFC (World Bank)
- Socio-economic development in vulnerable communities

Ellen has conducted numerous community consultations and engagement processes for local government, education providers, developers, mining companies and regional development bodies. She

has developed consultation models, service and education programs and complex business plans for a range of activities.

Current Projects

Ellen is currently managing a number of socio-economic research and engagement projects in NSW locations.

Ellen has a Master's degree in Education and is a member of the International Association for Impact Assessment.

Recent projects designed and project managed by Ellen:

Needs Assessment and Strategic Advice for Variety – The Children's Charity

Ellen is providing an evidence-based approach for responding to need in the ACT for Variety – The Children's Charity. This includes detailed demographic investigation, review of government and NGO strategies and reports, and broadly-based qualitative research. A detailed report with strategic advice will be completed shortly. Project current.

Study into the Provision of Catholic Secondary Education in the ACT

Ellen has undertaken extensive primary research into the provision of secondary education across the ACT and reviewed performance data, education trends and the changing ACT demographic characteristics. The report delivered strategies for a sustainable Catholic education system for the next 25 years and beyond. The final report was delivered to the Catholic Education Commission in May 2017.

Ellen completed a similar project for the Diocese of Maitland-Newcastle

(<http://www.mn.catholic.edu.au/schools/secondary-education-study>) and has undertaken several projects for the Diocese in social impact, organisational review and strategic land management planning.

Newcastle Airport Strategic Market Research

Ellen has undertaken extensive primary research into the market potential for Newcastle Airport as it seeks to expand its business. This 2016 project included quantitative and qualitative research as well as facilitated sessions with stakeholders, and the Newcastle Airport Board. Newcastle Airport is a long-term client.

BHPB Hunter River Remediation Project.

Ellen designed and implemented the social impact assessment and the stakeholder engagement for this project which was the largest remediation project in the southern hemisphere at the time. This included community risk assessment, community surveys and public meetings, internal employee research, newsletter and fact sheet production and detailed analysis and reporting.

Hunter Development Corporation Cities Taskforce Engagement Facilitation.

Ellen facilitated the planning focus groups, forums and public meetings for this significant planning process for Newcastle (2013) and again in 2015 where she undertook comprehensive community-based research to provide high level advice to the NSW government.

Newcastle Mall Public Domain Business Case

In association with Jenny Roberts of Castlecrest, Ellen planned a detailed business case for improvements to the Newcastle Mall Public Domain for Newcastle City Council with the objective of obtaining grant funding.

Strategic Planning Facilitation for Port Stephens Council

Ellen prepared and facilitated a strategic planning retreat for Councillors and the Executive of Port Stephens Council.

Social and Economic Impact Assessment for Gloucester Resources Ltd.

Ellen project managed this component of the EIS for a state significant project and implemented a broadly-based methodology in a community with some entrenched opposition to the project.

Research, Audit Mechanism and Sponsorship and Donation Policy Development, Origin Energy

Ellen undertook a research project for Eraring Power Station (Origin) that has set the framework for their future social monitoring and community engagement as well as provided protocols and guidelines for sponsorship and donations.

Social and economic planning including mine closure considerations in the Solomon Islands

Ellen worked with the IFC and World Bank to assist a mining company in Gold Ridge meet international standards and deliver outcomes for the community post-civil unrest. Ellen produced socio-economic documentation, based on consultation and in-country research, to support the company's obligations to their funding bodies.

Social policy research and strategic planning – diverse projects and clients

Ellen has completed many primary research projects for a variety of clients including quantifying homelessness in Newcastle and developing the city's Homelessness Strategy, investigating the experiences of young people from ethnic backgrounds, criminology research for academic Prof Stephen Tomsen including facilitating focus groups with young men and security personnel on violence, research with injecting drug users for Area Health Services, research with remote Indigenous communities for Attorney Generals and federal agencies and international research for the United Nations on legacy issues associated with war crimes in Rwanda.

Projects

For further project work please visit the Key Insights website:

www.keyinsights.com.au

Qualifications

- Bachelor of Education (University of Sydney)
- Master of Educational Studies (University of Newcastle)

Professional memberships / Boards and Service

- **Member, International Association of Impact Assessment**
- Councillor, Hunter Institute of Technology (2006-2017)
- Board Member, NSW Snow Sports Association (2013-15)
- Board Member, Panthers Cardiff and Newcastle (2009-2014)
- Newcastle City Council Community Safety Panel (Previous)
- Mentor, State and Regional Development Women in Business Program
- Public Affairs Commission (National peak social justice "think tank") 2005-2008
- Newcastle Hunter Business Chamber (Director 1998)
- President, NSW Council of Adult and Community Education (1998-2000)
- Director, Hunter Business Enterprise Centre (Chair 1998-99)
- Hunter Business Women's Network (VP - 1999)
- **Guest lecturer, University of Newcastle, Social Impact Assessment.**



Appendix 6 – Glossary of Terms

This appendix defines key technical, planning, environmental, and social impact terms used throughout the Newcastle Sand Bobs Farm Quarry Social Impact Assessment (SIA). It also includes acronyms for NSW Government departments referenced in the assessment.

A

ABS – Australian Bureau of Statistics Australia's national statistical agency. Census 2021 data was used to profile Bobs Farm and Port Stephens. *"2021 demographic profile of Bobs Farm, based on data from the Australian Bureau of Statistics..."*

ACHAR – Aboriginal Cultural Heritage Assessment Report A formal assessment documenting Aboriginal cultural values, artefacts, and heritage considerations.

Amenity The pleasantness and liveability of an area, including noise, dust, visual outlook, and rural character. *"Amenity and lifestyle impacts for near neighbours..."*

Aquifer / Groundwater Table Subsurface water systems potentially affected by extraction activities. *"Dry (surface) sand extraction only... no dredging or below groundwater level extraction."*

B

BDAR – Biodiversity Development Assessment Report A statutory ecological assessment required under the NSW Biodiversity Conservation Act.

Biodiversity Offset Strategy A strategy outlining how ecological impacts will be offset through conservation measures.

Broader Community Residents of the Port Stephens LGA who may experience indirect or regional-level impacts.

C

CCC – Community Consultative Committee A formal mechanism for ongoing dialogue between the proponent and community.

CPHR – Conservation Planning and Heritage Regulation (formerly BCD) NSW Government division responsible for biodiversity and heritage regulation. *"CPHR (formerly BCD) identified that ecology issues had been resolved..."*

Cultural Heritage Aboriginal and non-Aboriginal cultural values, sites, and storylines associated with the land. *"Worimi Country... one of the most significant Aboriginal cultural landscapes..."*

D

DCCEEW – Department of Climate Change, Energy, the Environment and Water (NSW) Assesses environmental, water and climate-related aspects of State Significant Development. *"DCCEEW (Water) – Will review EIS after lodged."*

DP – Deposited Plan A NSW land parcel identifier used in property and planning documentation. *"The site is Lot 254 DP 753204..."*

DPI (Ag) – NSW Department of Primary Industries (Agriculture) Assesses agricultural impacts including groundwater, soil and land capability.

Dust Deposition The settling of airborne dust particles on surfaces; assessed in the Air Quality Report. *"Dust deposition will comply with the relevant criteria..."*

E

EIS – Environmental Impact Statement The statutory assessment document required for State Significant Development. *"Our consultants are working on the EIS..."*

EPA – Environment Protection Authority (NSW) Regulator responsible for pollution control, licensing and environmental compliance.

Engagement The process of involving stakeholders and community members in project design and assessment. *"Engagement was undertaken in accordance with the Guideline's principles..."*

F

First Nations / Worimi People Traditional custodians of the land on which the project is located. *"Bobs Farm is... on Worimi Country."*

G

Groundwater Subsurface water systems potentially affected by extraction activities. *"Predicted groundwater level impacts are minimal..."*

H

HNSW – Heritage NSW Government agency responsible for non-Aboriginal heritage. *“HNSW have indicated no further engagement required.”*

Hydrology Assessment Technical study assessing groundwater, surface water and hydrological impacts.

I

Impact Significance A measure combining magnitude and likelihood to determine overall social impact. *“The significance of potential impacts is represented in the following table...”*

Infrastructure Australia National advisory body providing market capacity and infrastructure insights. *“Infrastructure Australia (2023) identifies ‘acute quarry shortages’...”*

L

LGA – Local Government Area Administrative boundary for local government; here, Port Stephens LGA.

Liveability Index Port Stephens Council’s measure of community wellbeing and local values. *“Council will track ‘Protection of the Natural Environment’ through its Liveability Index.”*

M

Mitigation Measures Actions taken to reduce or avoid negative impacts. *“The project incorporates a comprehensive mitigation framework...”*

N

Near Neighbours Residents living adjacent to or in close proximity to the quarry site. *“Near neighbours as the most impacted stakeholder group...”*

NGO – Non-Government Organisation Community or environmental groups with interest in the project.

NSW Planning / DPHI – Department of Planning, Housing and Infrastructure The NSW Government department responsible for assessing State Significant Development.

P

Port Stephens LGA The broader community and economic region in which the project is located.

Progressive Rehabilitation Staged restoration of land following extraction. *“Extraction will be staged with progressive rehabilitation...”*

Property Values Market value of residential properties potentially influenced by perceptions of extractive industries. *“Long-term property value trends... demonstrate strong and sustained growth.”*

R

RAP – Registered Aboriginal Party Aboriginal organisations or individuals consulted on cultural heritage matters.

Rehabilitation Returning land to a stable and productive condition after quarrying.

Residual Impact The level of impact remaining after mitigation measures are applied.

RFS – NSW Rural Fire Service Assesses bushfire risk and emergency management considerations.

S

SAL – Statistical Area Level (ABS) A small-area statistical boundary used for demographic analysis. *“Bobs Farm (SAL 10428)”*

SIA – Social Impact Assessment A structured assessment of social risks, benefits, and community impacts.

SSD – State Significant Development Major projects assessed under NSW planning legislation. *“The previous SSD (SSD6395) proposal... was withdrawn.”*

Stakeholder Any individual or group with an interest in or affected by the project.

T

TEC – Threatened Ecological Community Ecological communities listed under NSW or Commonwealth legislation.

TfNSW – Transport for NSW Assesses traffic, road safety and transport infrastructure impacts. *“TfNSW engagement resulted in the amended intersection location...”*

Traffic Impact Assessment Technical study assessing traffic volumes, safety, and road network capacity.

W

Worimi People Traditional custodians of the land encompassing Bobs Farm.

Water Cart Vehicle used for dust suppression on quarry sites.