Social Impact Assessment

Proposed Anna Bay Sand Extraction
&
Site Office and Manager's Residence

Lot 591 DP 1191380, 4226 Nelson Bay Road, Anna Bay

June 2019

DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL

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"Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment."

(Frank Vanclay (2003) International Principles For Social Impact Assessment, Impact Assessment and Project Appraisal)

Report prepared by: Tattersall Lander Pty. Ltd. June, 2019
Report prepared for: Hay Enterprises (NSW) Pty. Ltd.

Endorsements:

Function	Signature	Name and Position	Date
Written by		Julie Wells Planning Coordinator	June, 2019
Checked by		Bob Lander Director	June, 2019
Authorised by		Bob Lander Director	June, 2019

Disclaimer – *Any and all content within this report is made in good faith.*

Executive Summary

Introduction

Tattersall Lander Pty Ltd has been engaged by Hay Enterprises (NSW) Pty. Ltd. (the proponent) to prepare a Social Impact Assessment (SIA), to inform an Environmental Impact Statement (EIS) to accompany a development application to Port Stephens Council under the *Environmental Planning and Assessment Act, 1979*.

This report documents the detail and associated outcomes of the SIA undertaken by Tattersall Lander on behalf of Hay Enterprises.

The sand extraction operations seek to remove wind deposited sand to natural ground level with an existing 33kV electrical easement and also immediately south of this easement. The proposal seeks to extract a maximum 50,000 cubic metres of sand per year over a period of up to 30 years. The proposed development also incorporates a Site Office and Manager's Residence.

Justification

There is a requirement to maintain the electrical easement free of obstruction. Southerly winds are resulting in continuous sand deposition, causing an ongoing issue with the ability to maintain the easement. The accumulation of these sands is a primary electricity maintenance consideration, and also a potential safety issue.

The removal of the sand from this easement is able to be undertaken on behalf of Ausgrid without consent, however, removal of sand south of this easement requires consent. Removal of sand to the south of the Ausgrid easement, provides an effective buffer to its accumulation within the easement.

The proposed site building is required for the secure storage of equipment and office operation requirements associated with sand extraction. Occupation of the proposed manager's residence will enable operations to occur in an efficient manner and operational machinery to be retained safely at the site.

Sand removal at the site will be initiated primarily by the need to remove sand for easement maintenance purposes. Whilst, because of this, the extraction rate will not necessarily reach its maximum threshold in any one year (50,000 cubic metres), the SIA and the associated EIS have each been prepared having regard to the impacts created at that level.

It is expected that through the implementation of the recommended mitigation measures, the proposal will not have any significant impacts.

Existing Site and Land Uses

The legal description of the site is Lot 591 DP 1191380, 4226 Nelson Bay Road, Anna Bay. The land is 13.12 hectares in size.

The property is largely rural in nature. An existing dwelling and shed are located on the site.

The site has direct access to Nelson Bay Road.

The electrical easement is situated towards the south of the site.

Project Description

The proposed development incorporates the following:

- Hay Enterprises (NSW) Pty. Ltd. proposes to establish a sand extraction facility on Lot 591 in DP 1191380, 4226 Nelson Bay Road, Anna Bay. The construction of a Site Office and Manager's Residence is also proposed at the site.
- The sand extraction operations seek to remove wind deposited sand to natural ground level within an existing 33kV electrical easement and also immediately south of this easement. The proposal seeks to extract a maximum 50,000 cubic metres of sand per year for a period of up to 30 years.
- The sand resource is intended for general construction and filling purposes in various locations. Product will be classified as VENM (Virgin Excavated Natural Material) and utilised for bulk filling of land and developments.
- Sand will be loaded via a front-end loader into haulage trucks and removed from the site to market destinations via Nelson Bay Road.
- 6 part-time employee positions will be required for construction of the Site Office and Manager's Residence for a period of 2 months.
- 6 part-time employee positions will be required for internal road construction purposes for 2 months.
- 2 sand loading operators and 8-10 truck drivers will be required for sand removal and haulage during the time it is loaded and removed from the site.

Stakeholder Consultation

For the purposes of this SIA, the following are considered stakeholders:

- Adjoining land owners
- The wider Anna Bay community
- Relevant Anna Bay Community Group(s)
- Relevant Aboriginal individuals, communities and associations
- Port Stephens Council
- Ausgrid
- Local Businesses
- Relevant statutory and non-statutory agencies

With any commencement of on-site operations, the stakeholder group will be expanded to include:

- Company employees
- Company Management
- Shareholders, if appropriate.

The details of consultation with stakeholders is documented throughout this report.

Conclusion

The proposed sand extraction facility will provide a sand resource suitable for general purposes in the construction industry. Importantly, removal of windblown sand will also ensure that the 33KV electricity easement within the site is kept clear of sand and can be accessed for maintenance purposes.

Sand removal at the site will be initiated primarily by the need to remove sand for easement maintenance purposes. Whilst, because of this, the extraction rate will not necessarily reach its maximum threshold in any one year (50,000 cubic metres), the SIA and the associated EIS have each been prepared having regard to the impacts created at that level.

The project can be implemented with minimal adverse socio-economic and environmental impacts as demonstrated throughout this report and the associated EIS.

The project is justified on the basis of the efficient utilisation of available existing resources; maintenance of the existing electricity easement and overall economic benefits to local, regional and State economies.

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It is expected that through the implementation of the recommended mitigation measures, the proposal will not have any significant impacts.

2 BACKGROUND

Existing Site and Land Uses

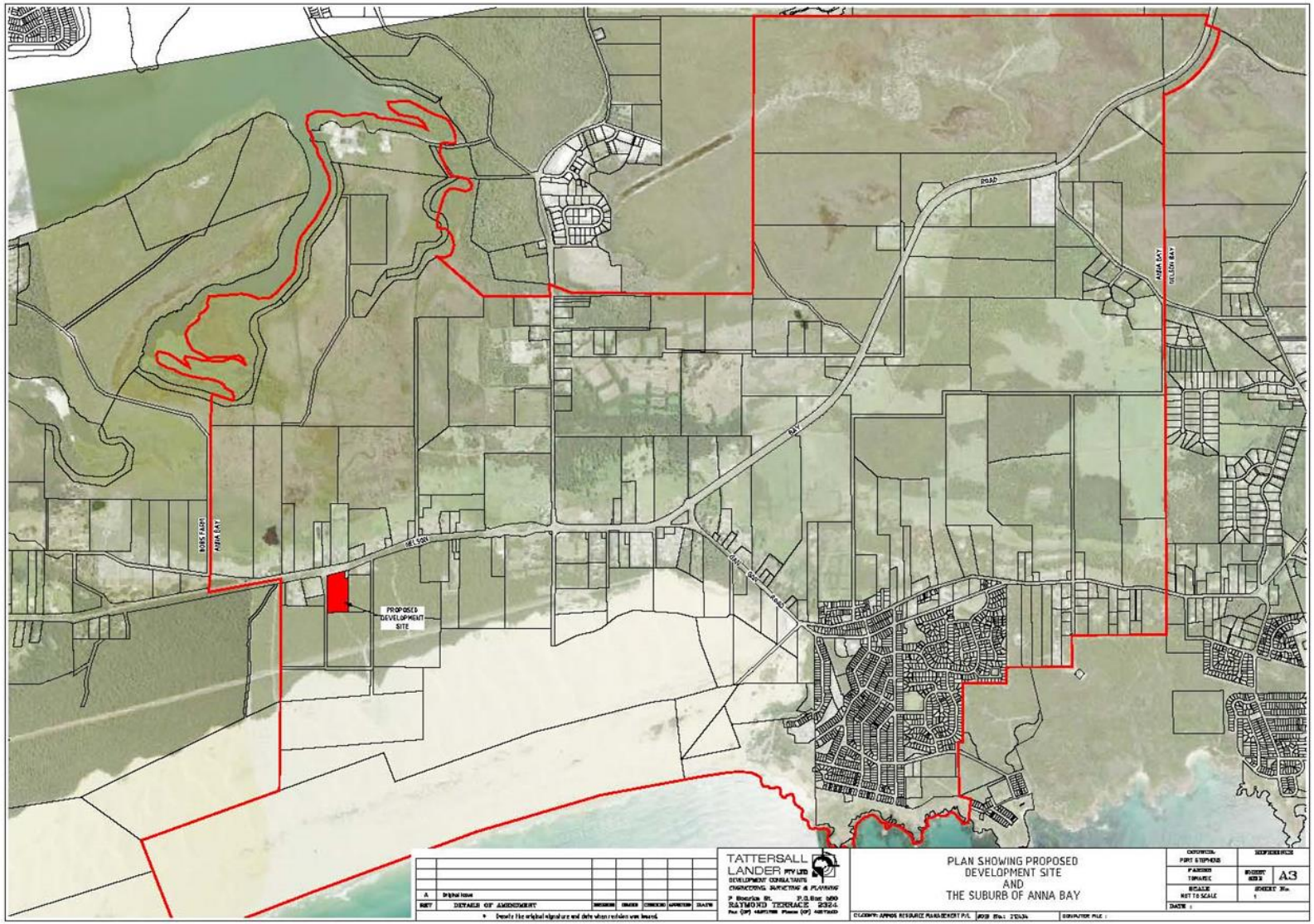
The legal description of the site is Lot 591 DP 1191380, 4226 Nelson Bay Road, Anna Bay. The land is 13.12 hectares in size and is zoned RU2 Rural Landscape pursuant to Port Stephens Local Environmental Plan (LEP) 2013.

The property is largely rural in nature. An existing dwelling and shed are located on the site.

The site has direct access to Nelson Bay Road.

The electrical easement is situated towards the south of the site.

The following figures and plates illustrate site context and characteristics.



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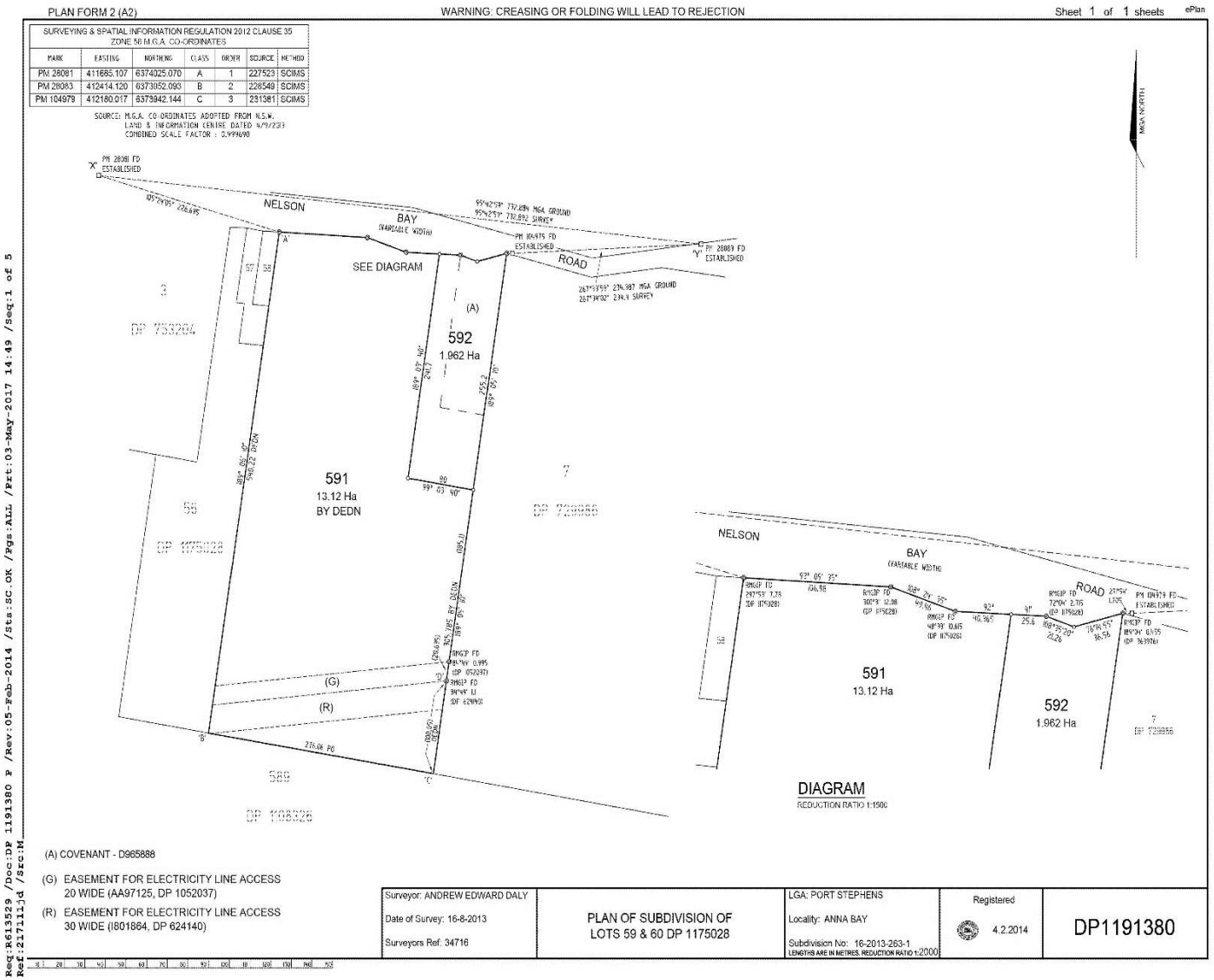

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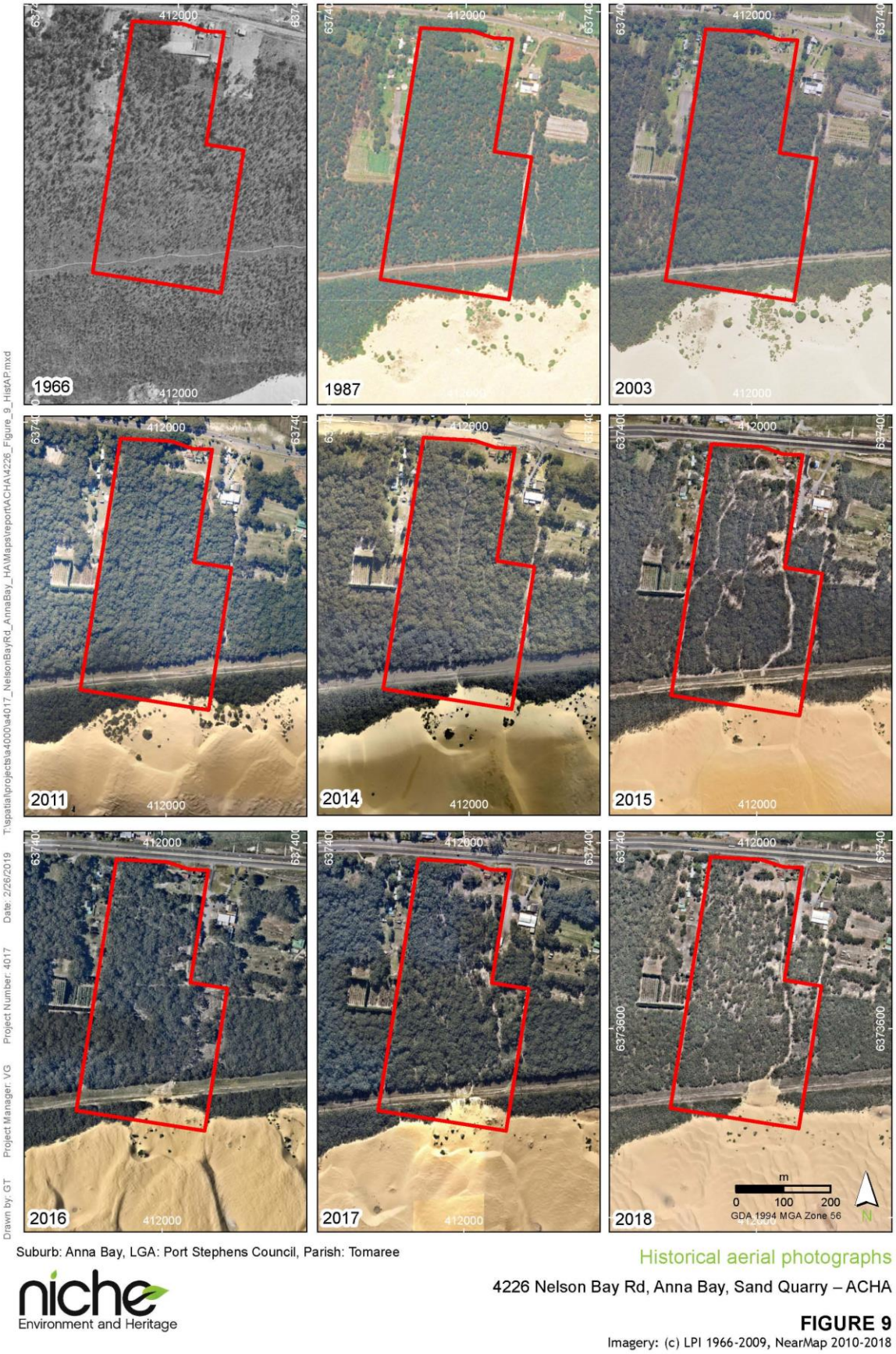

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3 PROJECT DESCRIPTION

The proposed development incorporates the following:

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Figures 3-1 to 3-4 show details of the proposed development of the land.

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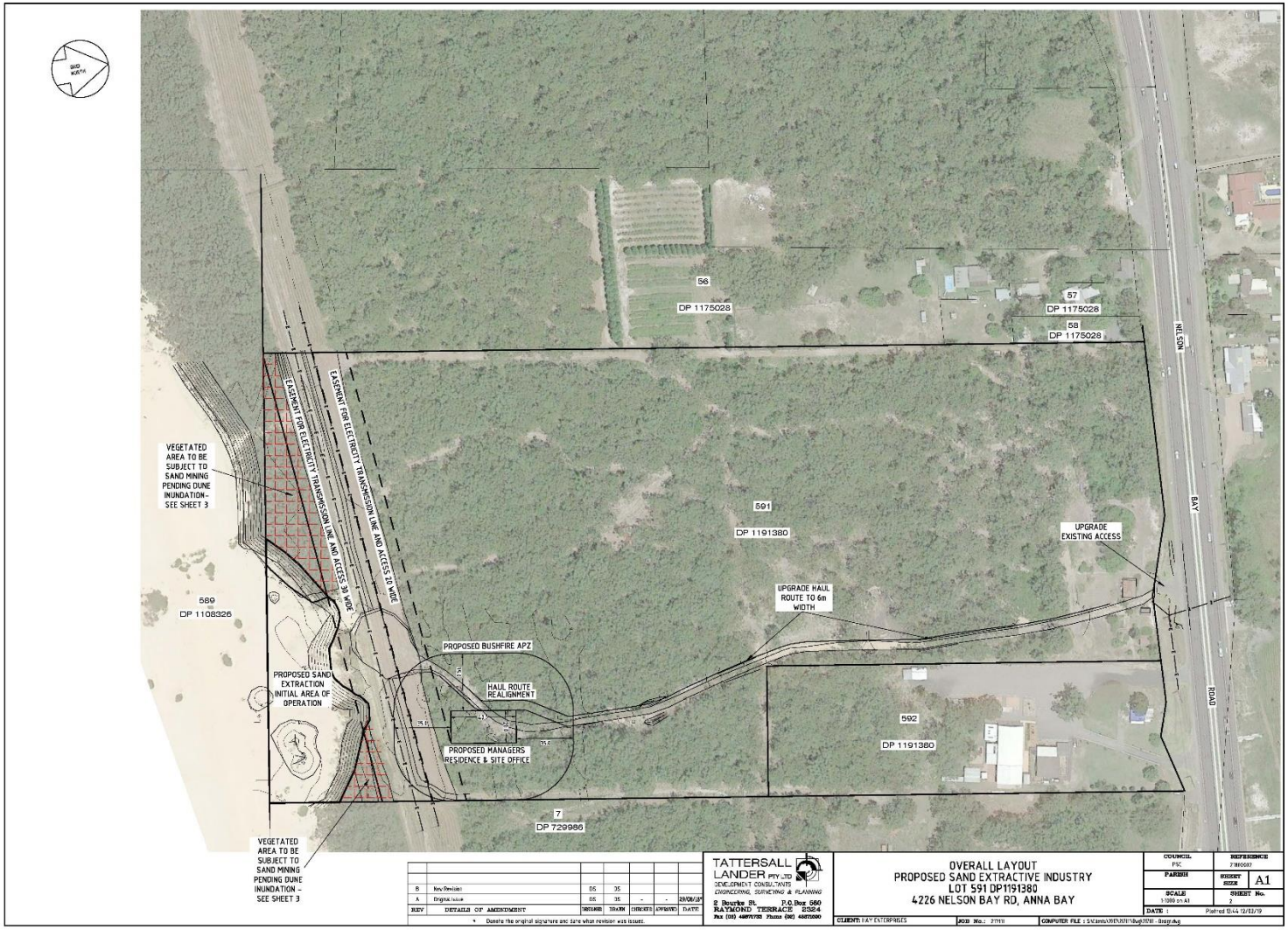

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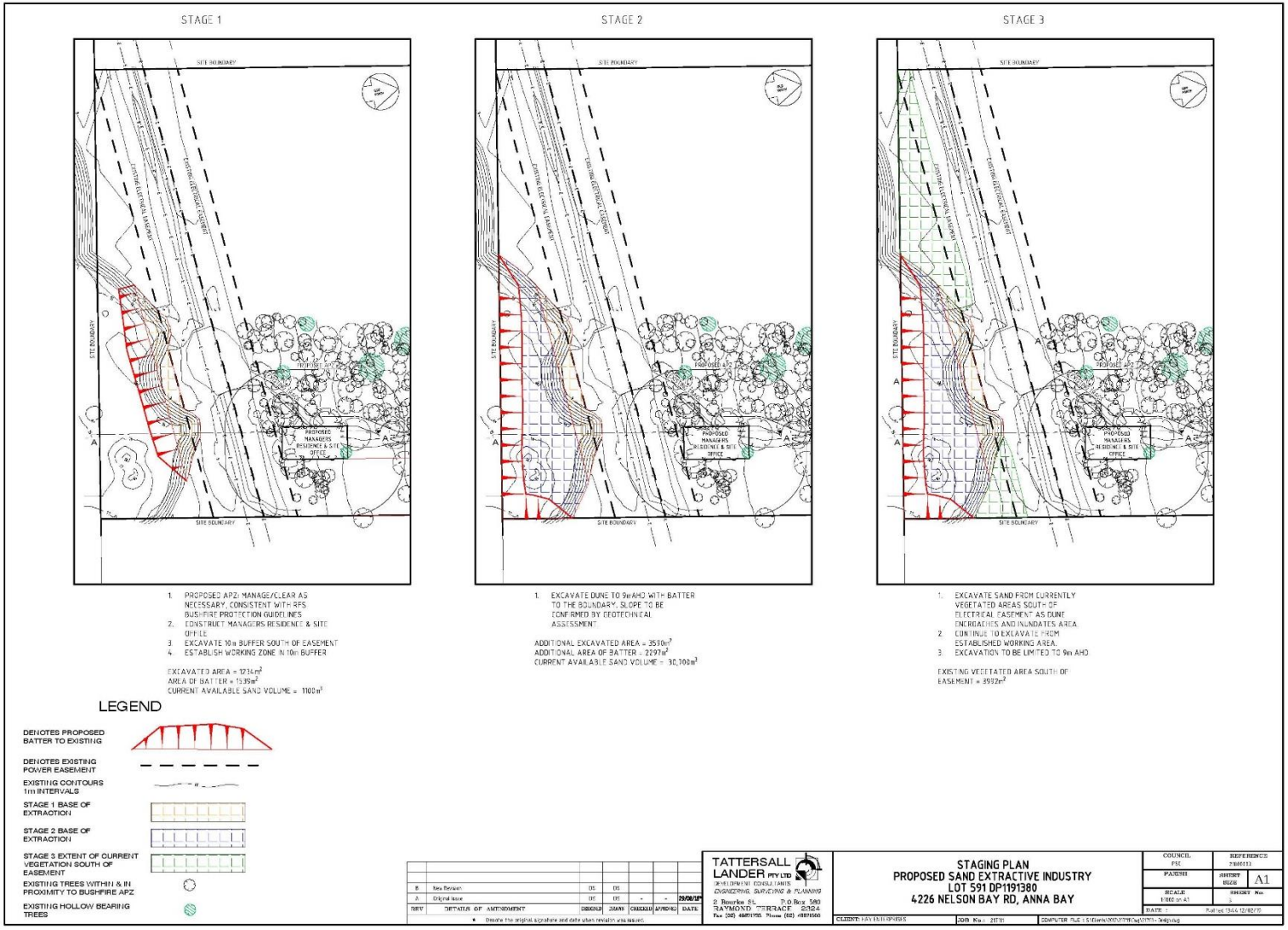

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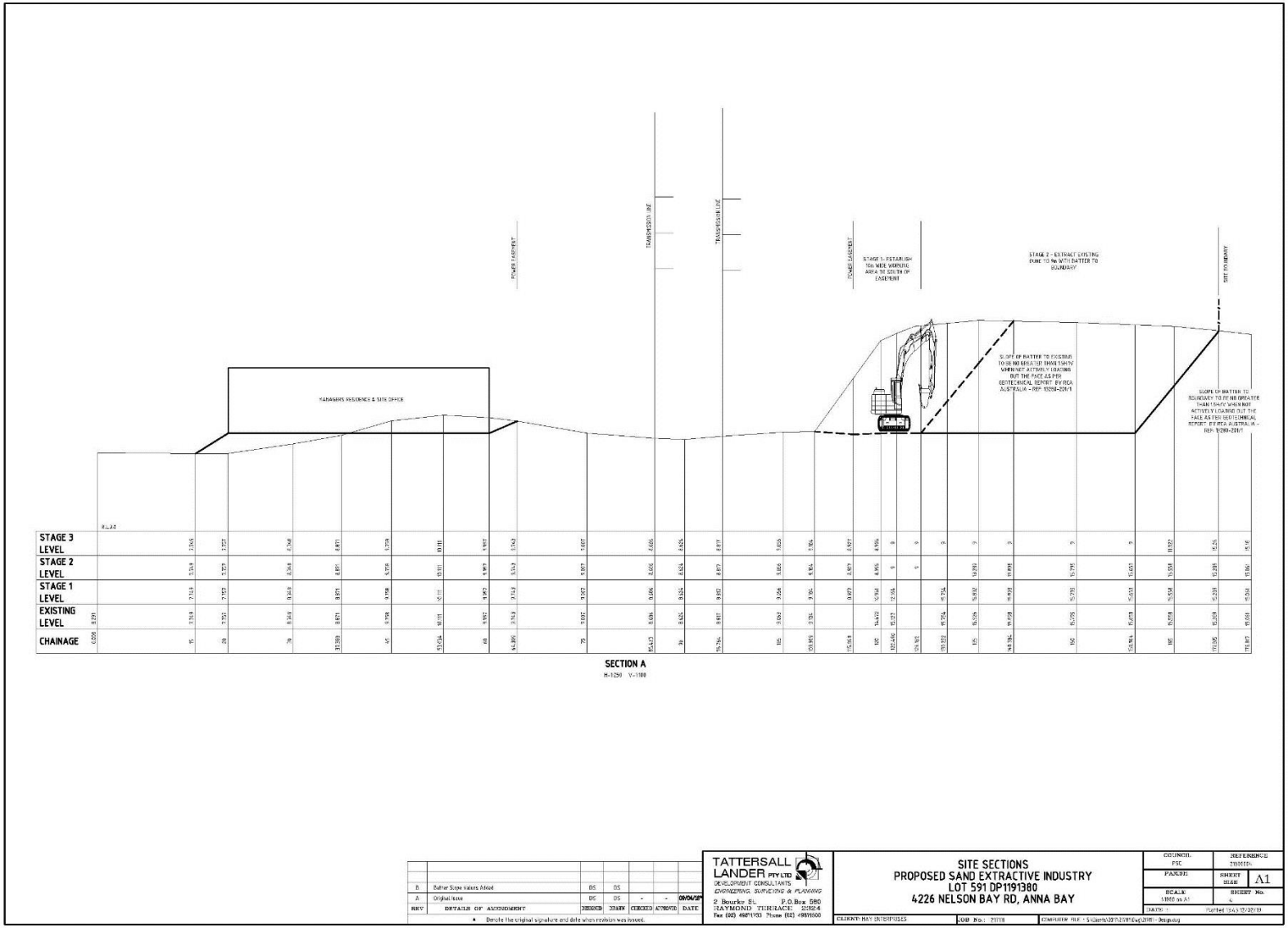


Figure 3-3: Site Sections

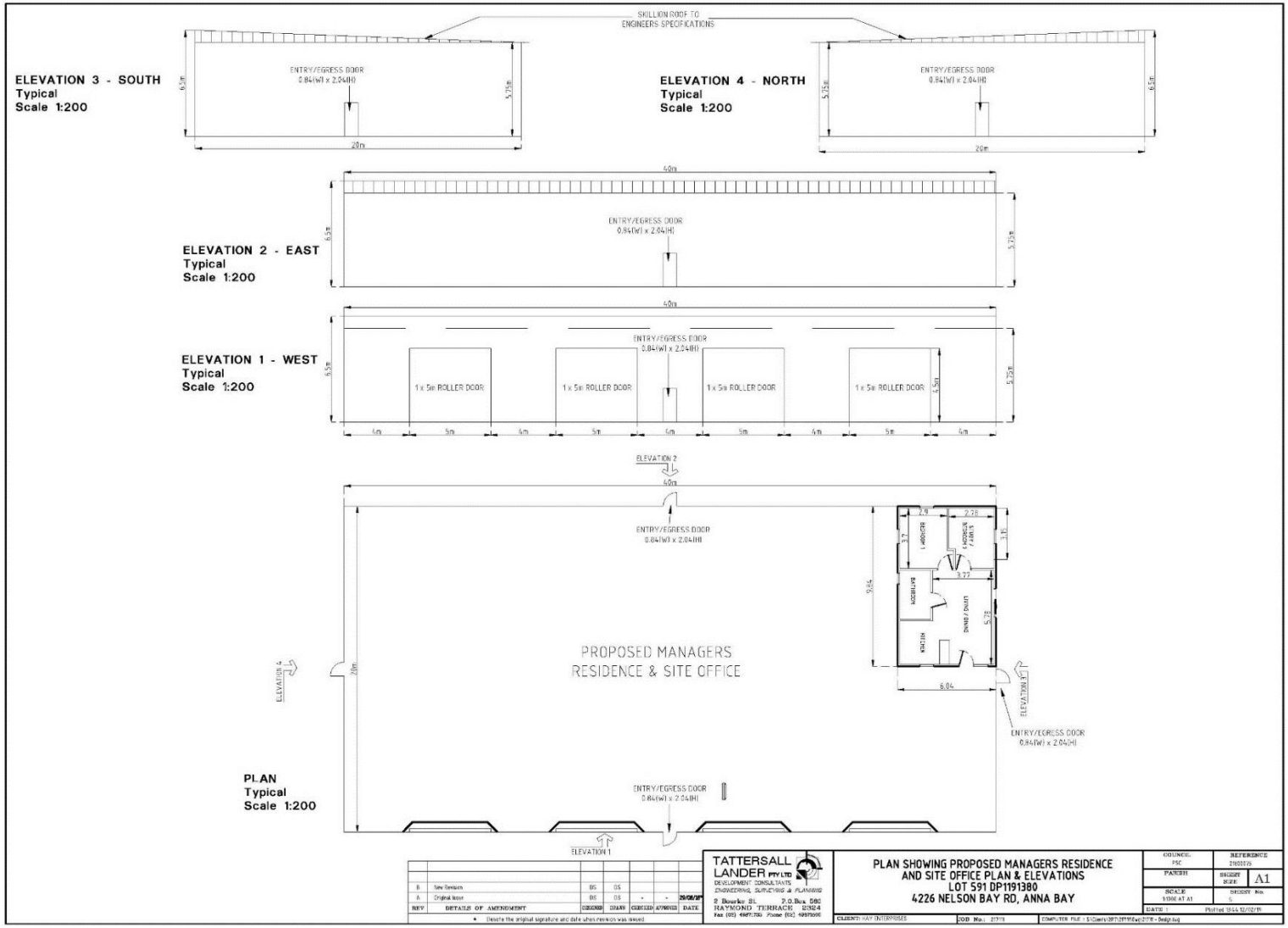


Figure 3-4: Floor Plans & Elevations: Site Office and Manager's Residence

4 STAKEHOLDERS

For the purposes of the SIA, the following are considered stakeholders:

- Anna Bay Community
- Relevant Aboriginal individuals, communities and associations including Registered Aboriginal Parties
- Ausgrid
- Port Stephens Council
- Local Businesses
- Relevant statutory and non-statutory agencies

With any commencement of on-site operations, the stakeholder group will be expanded to include:

- Company employees
- Company Management
- Shareholders, if appropriate.

The details of consultation with stakeholders and associated social impact assessment is documented throughout this report.

5 WHAT ARE SOCIAL IMPACTS?

The Department of Planning & Environment Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development (2017) describes social impacts associated with extractive industries.

Whilst the proposed development is not of state significant nature, the guideline provides useful information for the purposes of social impact assessment for extractive industries and has been utilised in that way in a broad sense.

The guideline stipulates that social impacts can involve changes to people's:

- **way of life**, including:
    - how people live, for example, how they get around, access to adequate housing
    - how people work, for example, access to adequate employment, working conditions and/or practices
    - how people play, for example, access to recreation activities
    - how people interact with one another on a daily basis

- **community**, including its composition, cohesion, character, how it functions and sense of place

- **access to and use of infrastructure, services and facilities**, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups

- **culture**, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)

- **health and wellbeing**, including physical and mental health

- **surroundings**, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity

- **personal and property rights**, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- **decision-making systems**, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms

- **fears and aspirations** related to one or a combination of the above, or about the future of their community

As cited by the Department of Planning & Environment Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development (2017), social impacts vary in their nature, and can be:

- Positive (e.g. increased employment opportunities) or negative (e.g. increase in prevalence in certain health conditions);
- Tangible (e.g. availability of affordable housing) or intangible (e.g. social cohesion);
- Direct (i.e. caused by the project) or indirect (i.e. caused by a change that is caused by the project) and can also be cumulative (spatial, temporal or linked);
- Directly quantifiable, indirectly or partly quantifiable or only able to be described and assessed in qualitative terms;
- Experienced differently by different people and groups within a community, by different communities and different times and stages of a particular project; and
- Perceived.

Factors that may influence the nature and scale of the social impacts associated with resource projects include its:

- Location and associated proximity to population;
- Extraction methodology;
- Local and regional context; and
- Commodity cycle prices.

6 COMMUNITY ENGAGEMENT AND SIA PREPARATION: OBJECTIVES, SCOPE & METHODOLOGY

6.1 Overview

The SEARs require that the EIS must:

- Provide an economic assessment of the likely social and economic impacts of the development, including consideration of both the significance of the resource and the costs and benefits of the project

Extensive, early community engagement has been undertaken and the needs and concerns of the community have been recorded and specifically addressed within the preparation of the EIS and the relevant specialist reports that accompany it. Consultation has occurred with those stakeholders identified in **Section 4** of this report.

The SIA specifically addresses the considerations raised by the community as well as detailing the wider social impacts of the proposed development on the general community.

The EIS supports effective integration between social, economic and environmental considerations.

6.2 Engagement Objectives

Key engagement objectives for the SIA have included:

- Ensuring potentially affected people, groups, organisations and the community are identified and having a sufficient understanding of the proposed project; how it may -and how SIA contributes to that process; and how they can participate and be informed and consulted;
- Collecting qualitative and quantitative data, evidence and insights for scoping the SIA and preparing the SIA component of the EIS, in ways that maximise diversity and representativeness;
- Understanding the interests that potentially affected and interested people have in the project; and how potential impacts are predicted to be experienced from their perspectives;
- Considering the views of potentially affected and interested people in a meaningful way, and, using these insights to inform project planning and design, mitigation and enhancement measures, and monitoring and management frameworks;
- Confirming data, assumptions, findings and recommendations;
- Ensuring people know how their input and views have been taken into account;

- Helping people to understand how other specialist studies prepared for the EIS (for example, air quality, noise) and any associated proposed mitigation measures, address social impact; and
- Respecting people's privacy, allowing them to communicate their views anonymously if they desire.

6.3 Stakeholder Engagement

Making decisions on person(s) with which to engage depends on the project context and linkages and networks that connect them to the project.

Those stakeholders who have been engaged for the purposes of consultation and associated discernment of social impacts are outlined under **Section 4** of this report.

6.4 Social Impact Engagement Methodology

Social Impact Assessment is an approach to predicting and assessing the likely consequences of a proposed action in social terms, and developing options and opportunities to improve social outcomes. Best practice SIA is participatory, and involves understanding impacts from the perspectives of those involved in a personal, community, social or cultural sense to provide a complete picture of potential impacts, their context and meaning.

As is the case with any type of change, some individuals or groups within a community may benefit, whilst others may experience negative impacts due to a development proposal. "Impacts' may be positive or negative in a social, cultural or community sense. If negative impacts are predicted, it is the role of the SIA to determine how such impacts may be managed effectively to reduce the degree of impact to those affected.

A number of methodologies/techniques were used to collect information for this SIA. Methodologies/techniques were largely reliant upon stakeholder type, initial perception and extent of impact type and stakeholder address/location.

The levels and techniques required for social impact assessment depend on the following:

- Scale of the project's area of social influence.

- Degree of diversity among potentially affected and interested people and the extent to which they are expected to be affected or interested.
- Range and types of impacts involved and their relative importance.
- Timing and context, noting that stakeholders and their interests can change with project stages and phases of the environmental impact assessment and social impact assessment.
- Needs of different audiences (for example, cultural appropriateness, capacity to participate, communication styles and/or preference, barriers to participation) including: Aboriginal people; younger and older people, people with disability; people from culturally and linguistically diverse communities; people who are vulnerable, socio-economically disadvantaged or otherwise marginalised; and any other 'difficult-to-reach' groups; and
- Opportunities to rely on or integrate with other engagement activities planned for the environmental impact assessment to avoid duplication and manage 'consultation fatigue'.

The SIA process from the scoping of relevant factors, through community profiling and consideration of potential impacts to the development of mitigation or enhancement strategies and processes of monitoring and evaluation is presented in **Figure** 6-1 The activities comprising SIA from Vanclay (2003) have been summarised into the five stages within **Figure** 6-1.

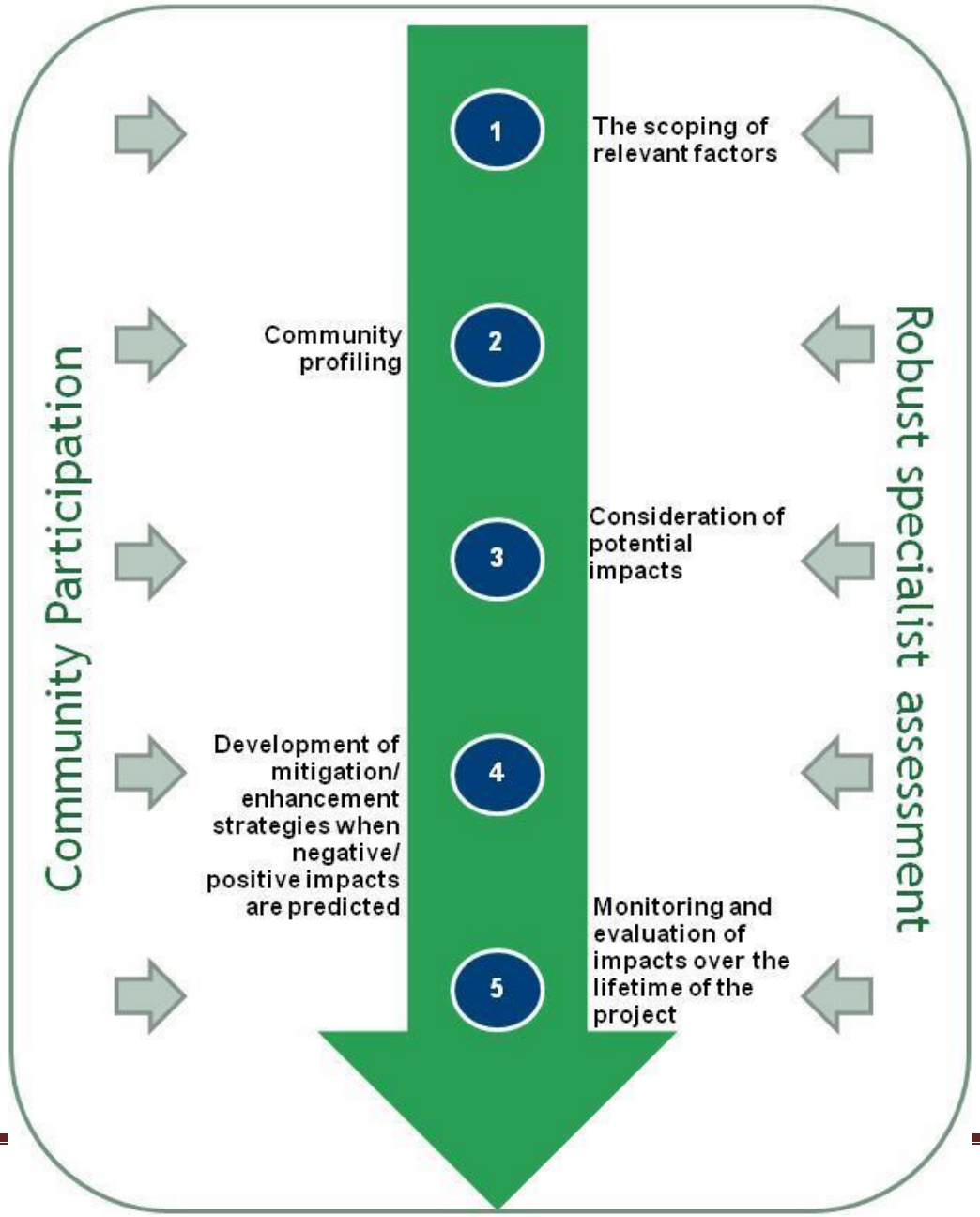

Community Participation
Robust specialist assessment
1
The scoping of relevant factors
2
Community profiling
3
Consideration of potential impacts
4
Development of mitigation/ enhancement strategies when negative/ positive impacts are predicted
5
Monitoring and evaluation of impacts over the lifetime of the project

Figure 6-1: Social Impact Assessment Methodology: Vanclay (2003)

6.5 Key Activities: Social Impact Engagement Methodology

A number of specific key activities were undertaken to inform this SIA, including community consultation and engagement, analysis of key demographics and an analysis of related media (see **Table 6-1**).

Table 6-1: SIA Methodologies and Detail

SIA Methodology Type	SIA Methodology Detail
Community Meeting	A public meeting was facilitated by Tattersall Lander on 12 September, 2018, to discuss the development proposal. 21 residents/stakeholders recorded their attendance at the community meeting held at Anna Bay/Birubi Point Community Hall on 12 September, 2018 (see further detail in **Section 8**).
Community Information Sheets	Information sheets outlining the proposed development of the land and associated activities were made available at the community meeting for any interested parties.
Social Indicator Analysis	Examination of census data and associated community data sets (specifically created from analysis of census data) to develop a snapshot profile of the Anna Bay community.
Document Analysis	Collation, examination and review of relevant reports and studies relating to the assessment area, including demographic profiling.
Media Review	Review of local media to identify community issues associated with the proposed development of the land.
Preliminary Communication with Statutory and Non-Statutory Agencies	To the extent as required and specified in writing by the SEARs, and initially and specifically to inform the detailed content of the EIS, the following parties have been consulted: • Anna Bay Community • Relevant Aboriginal individuals, communities and associations, including Registered Aboriginal Parties • Ausgrid

	• Port Stephens Council • Office of Environment and Heritage • Environment Protection Authority • Department of Primary Industries (Water • Roads and Maritime Services • NSW Rural Fire Service • Hunter Local Land Services • Hunter Water Government agencies have advised that they will each provide any additional comments and requirements once the Development Application and EIS have been provided to them.

7 ANNA BAY: LOCATIONAL AND DEMOGRAPHIC PROFILE

7.1 Anna Bay Locational Context and Local Government Characteristics

As previously detailed, the proposed sand extraction site development site is located on the southern side of Nelson Bay Road at Anna Bay.

Anna Bay is the name of a suburb, a town and a bay in the Port Stephens local government area; situated between Newcastle and Nelson Bay. The suburb and town are immediately adjacent to the north-eastern end of Stockton Beach and the town provides one of the major entry points to the beach. The locality provides beaches and tourism in association with residential, commercial and rural uses.

Port Stephens LEP 2013 is the principal local environmental planning instrument governing land use in the Port Stephens LGA. LEP 2013 zones the proposed development site as RU2 Rural Landscape. **Figure 7-1: Port Stephens LEP 2013 Zoning Map**

identifies the site in relation to the zoning of the land.

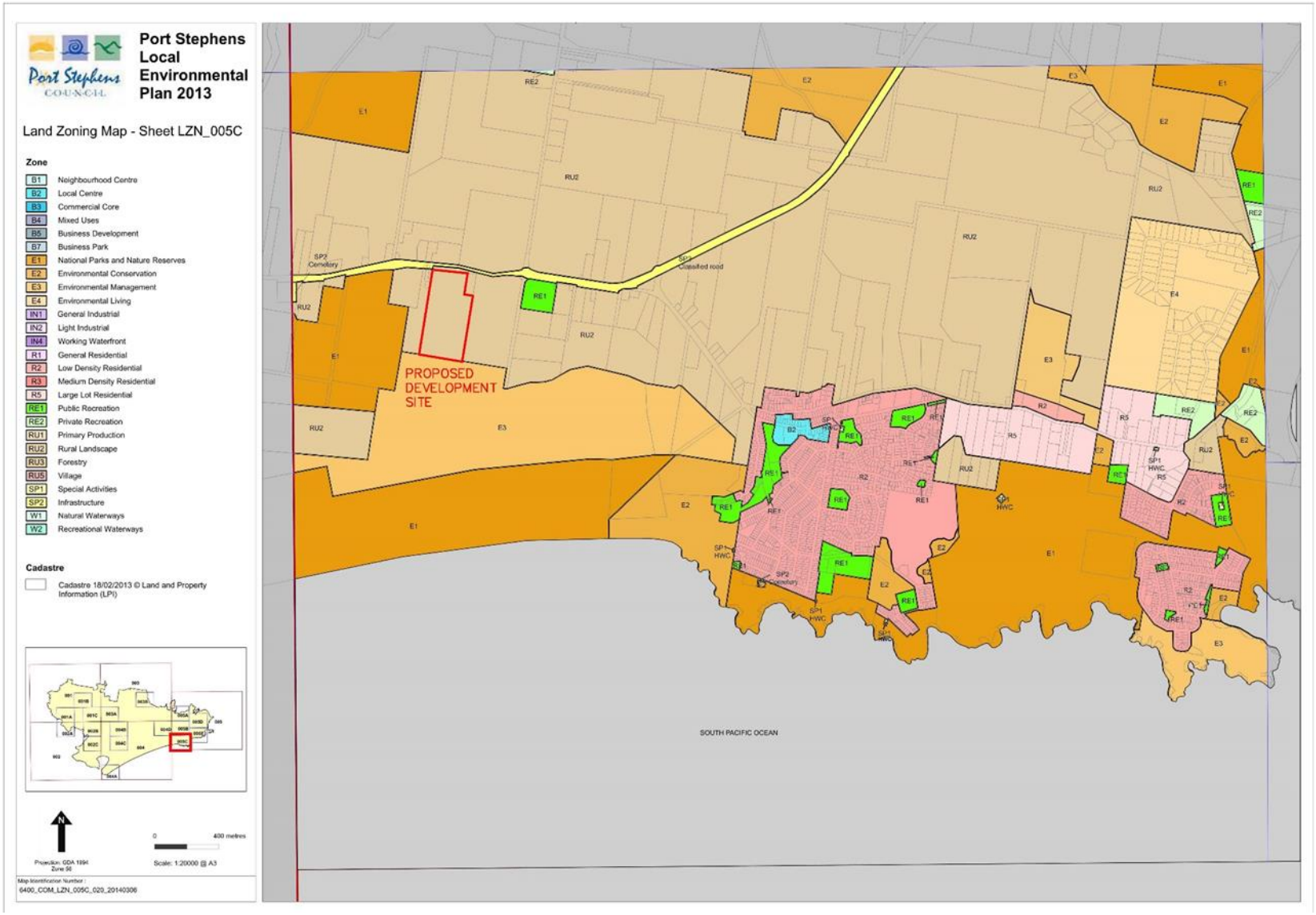
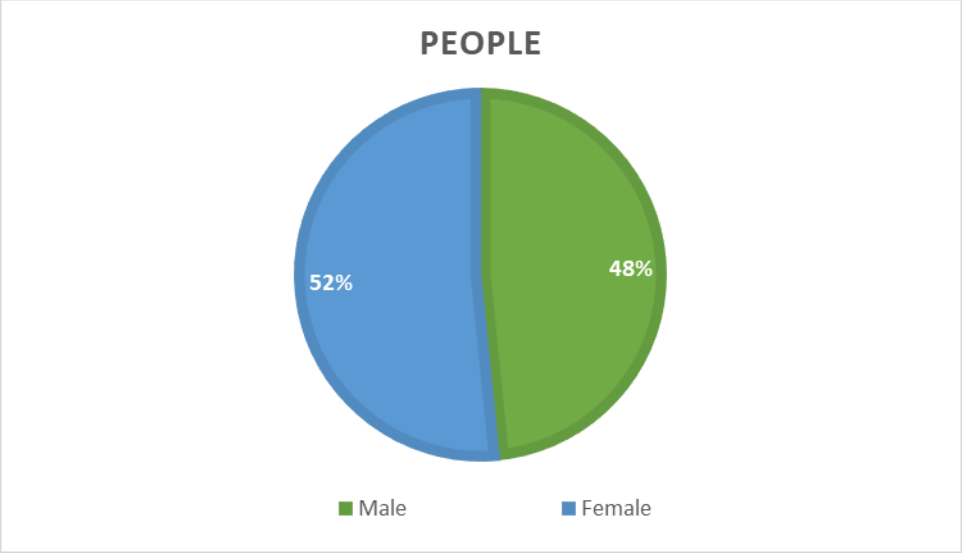


Figure 7-1: Port Stephens LEP 2013 Zoning Map

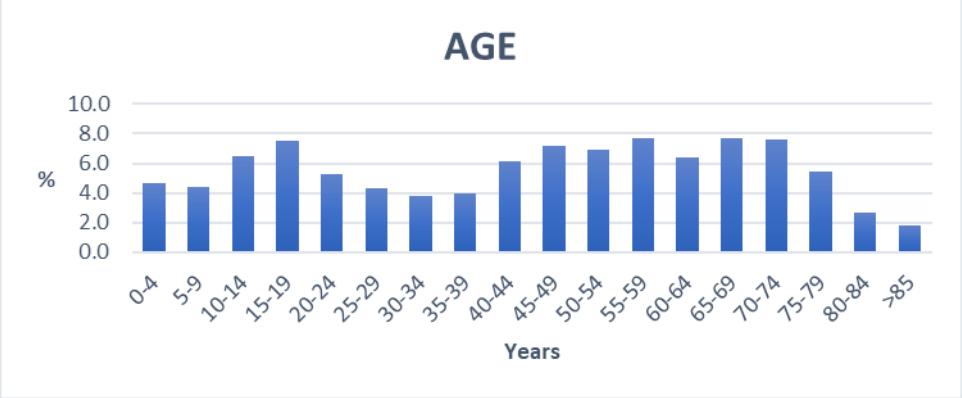
7.2 Anna Bay Demography and Context

A full breakdown and analysis of the demographic characteristics of Anna Bay residents and the comparative relationship with the Port Stephens LGA, New South Wales and Australia is located at **Appendix 1.** A 'snapshot' of the more pertinent characteristics which relate to the SIA is provided below.



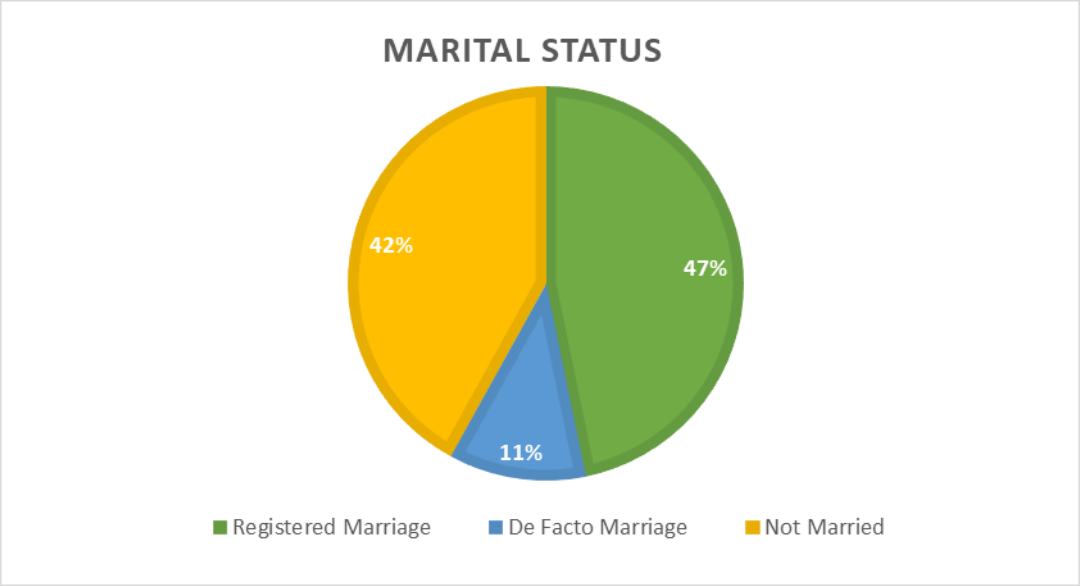
Source: Census Statistics SnapShot, ABS 2016

Figure 7-2: Anna Bay Community 2016 - People



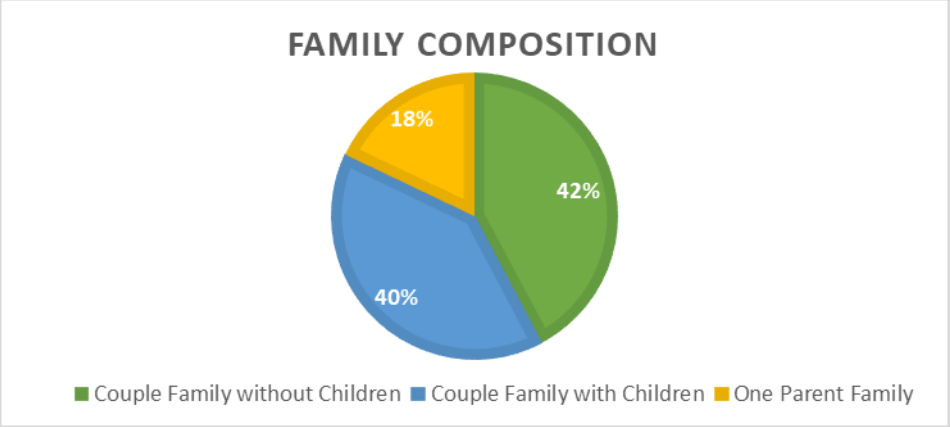
Source: Census Statistics SnapShot, ABS 2016

Figure 7-3: Anna Bay Community 2016 - Age



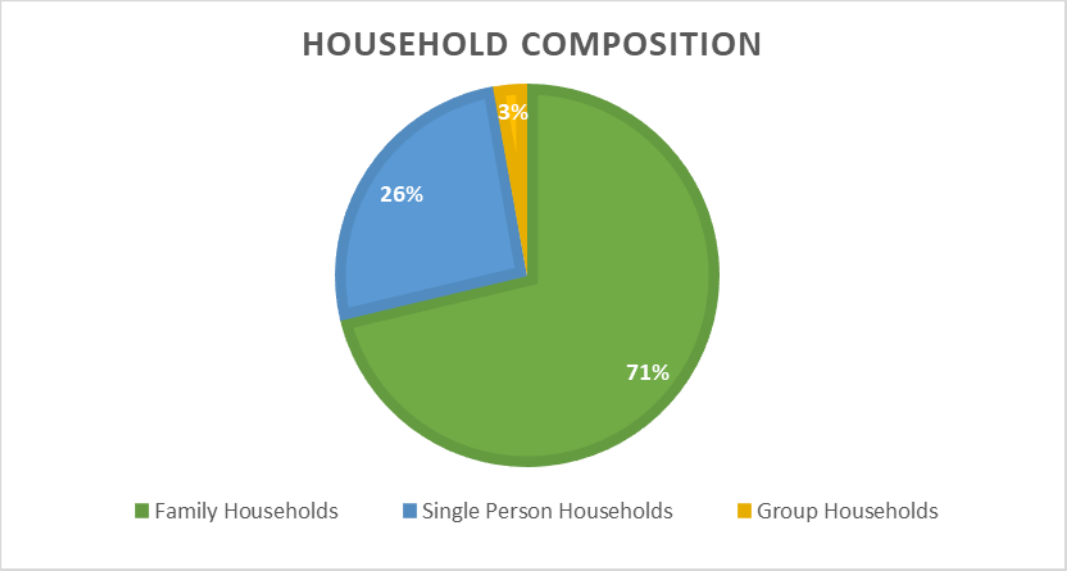
Source: Census Statistics SnapShot, ABS 2016

Figure 7-4: Anna Bay Community 2016 - Marital Status



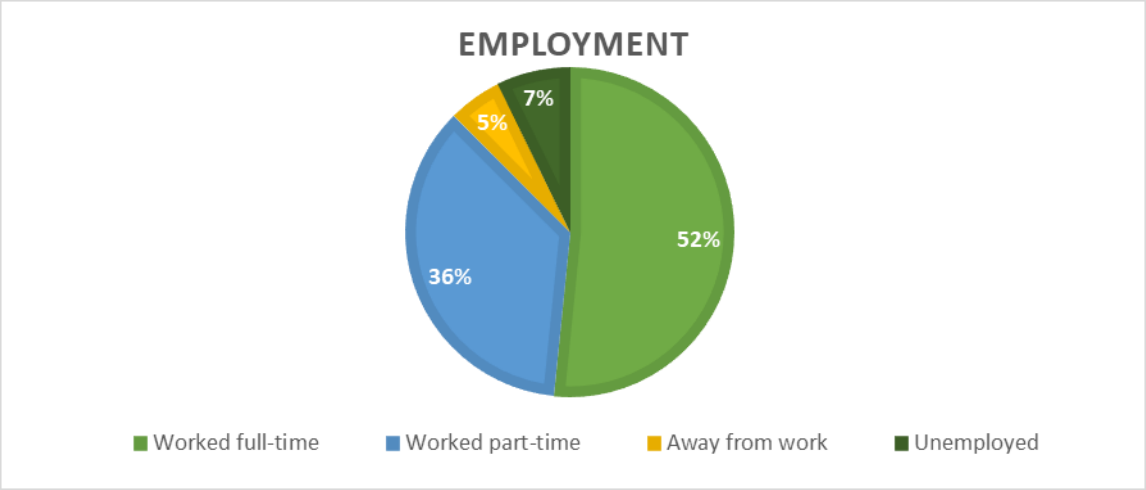
Source: Census Statistics SnapShot, ABS 2016

Figure 7-5: Anna Bay Community 2016 - Family Composition



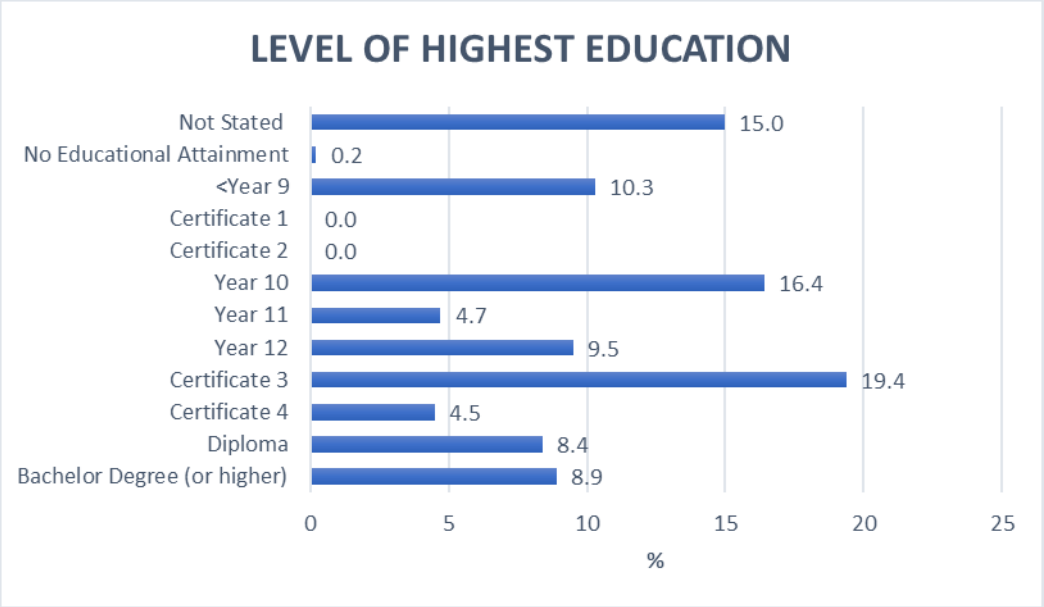
Source: Census Statistics SnapShot, ABS 2016

Figure 7-6: Anna Bay Community 2016 - Household Composition



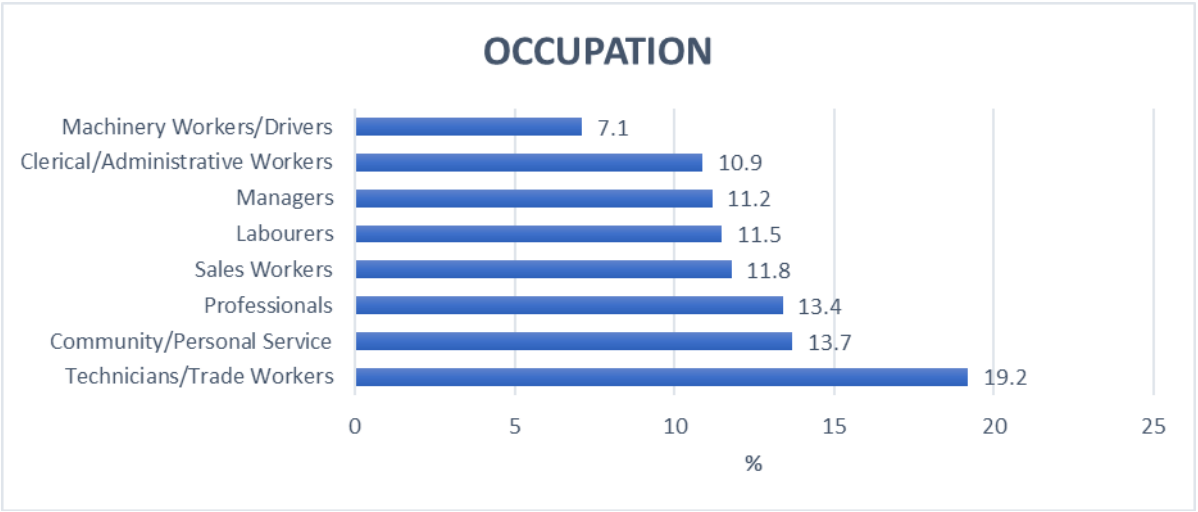
Source: Census Statistics SnapShot, ABS 2016

Figure 7-7: Anna Bay Community 2016 - Employment



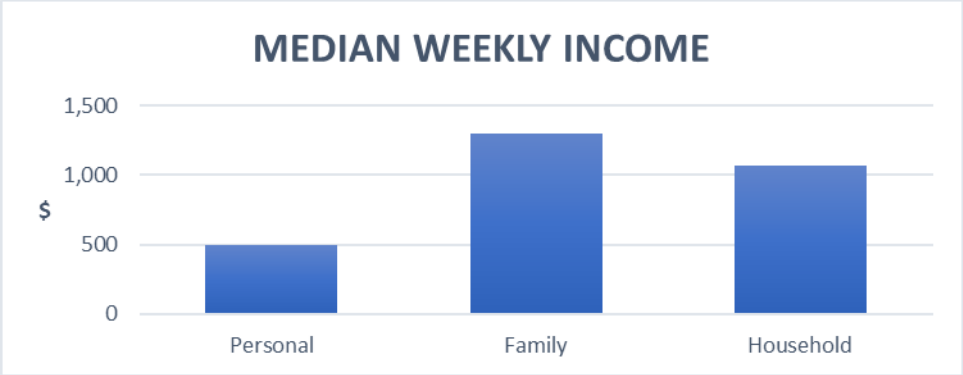
Source: Census Statistics SnapShot, ABS 2016

Figure 7-8: Anna Bay Community 2016 - Level of Highest Education



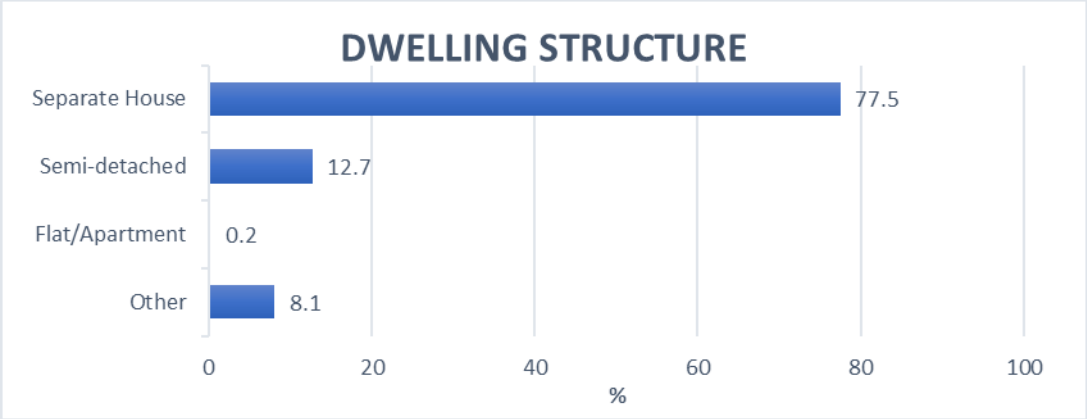
Source: Census Statistics SnapShot, ABS 2016

Figure 7-9: Anna Bay Community 2016 – Occupation



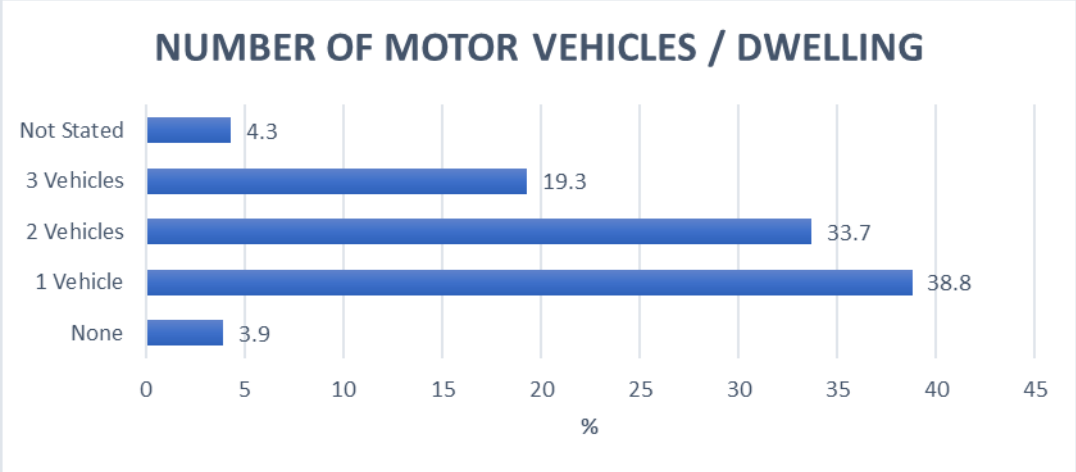
Source: Census Statistics SnapShot, ABS 2016

Figure 7-10: Anna Bay Community 2016 - Median Weekly Income



Source: Census Statistics SnapShot, ABS 2016

Figure 7-11: Anna Bay Community 2016 - Dwelling Structure



Source: Census Statistics SnapShot, ABS 2016

Figure 7-12: Anna Bay Community 2016 - Number of Motor Vehicles / Dwelling

There are no specific elements of the Anna Bay demographic profile which warrant particular consideration in the SIA having regard to the proposed development.

8 PUBLIC MEETING 12 SEPTEMBER, 2018

A Public Meeting (facilitated by Tattersall Lander) was convened to discuss the development proposal. Stakeholders were advised by Public Notice of the intention to hold the Public Meeting. Public Notice was given by way of advertisement in the Public Notes section of the Port Stephens Examiner; the date of publication being 6 September, 2018. A copy of the publication is provided at **Appendix 2.** Details of the public meeting were also circulated to the community via advertisement at both the Anna Bay Post Office and Anna Bay Primary School.

+

Plate 8-1: Director Tattersall Lander (Bob Lander) during presentation to the Public Meeting on 12 September, 2018

21 residents/stakeholders recorded their attendance at the community meeting held at the Anna Bay/Birubi Point Community Hall on 12 September, 2018.

Locational representation of public meeting attendees, including business owners, features below. On occasion, there were multiple attendees from the same address.

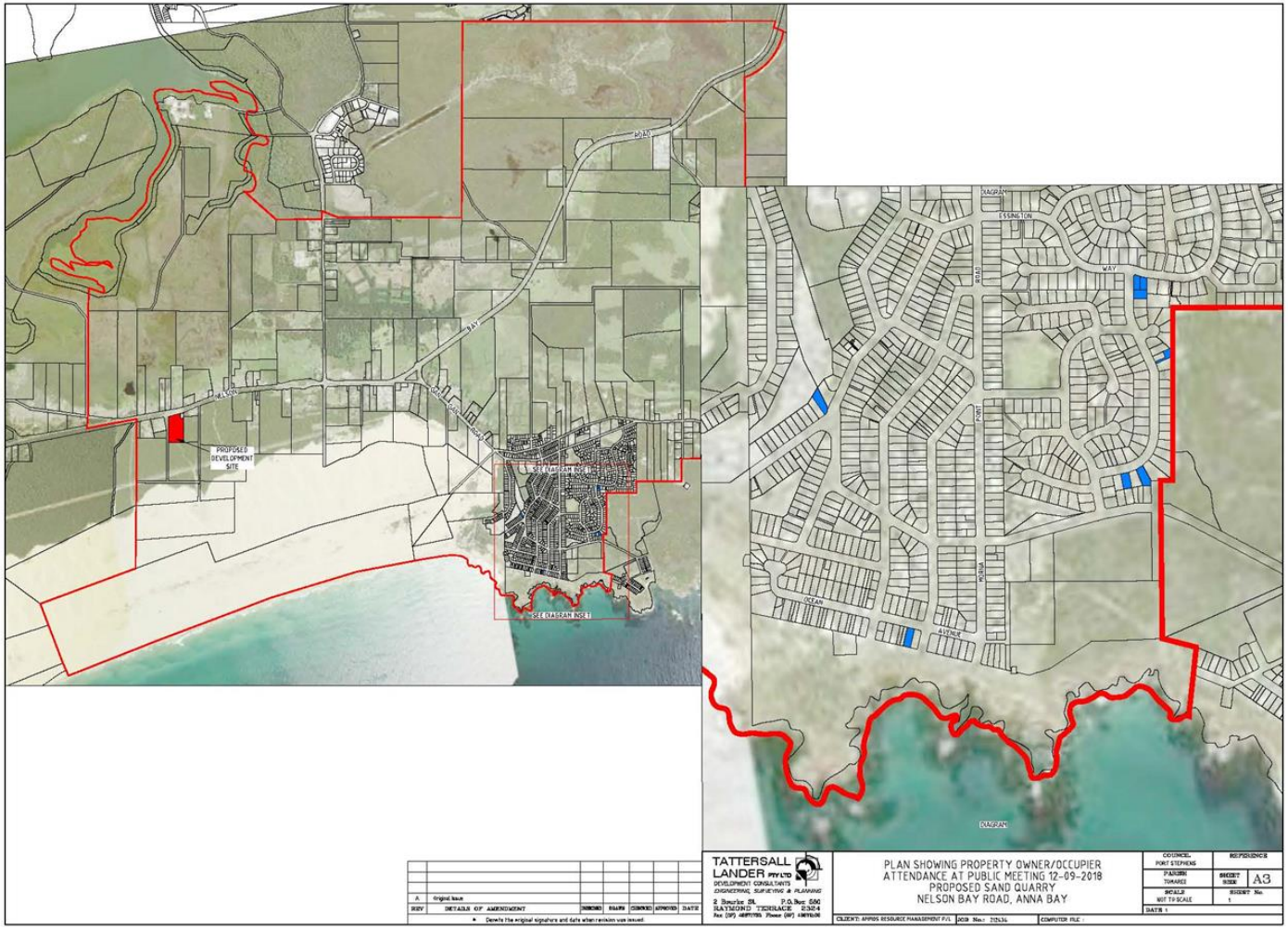


Figure 8-1: Addresses of Recorded Attendees at Public Meeting 12 September, 2018 Locational Relationship to Proposed Development Site

Suburb/Township	Number of Attendees
Nelson Bay	1
Bobs Farm	5
Shoal Bay	1
Address Not Given	1

Table 8-1: Recorded Attendees not from Anna Bay

A full copy of the public presentation given by Tattersall Lander at the Public Meeting is included at **Appendix 2.**

9 REVIEW AND ANALYSIS OF LOCAL MEDIA

9.1 Port Stephens Examiner

Article 20 September, 2018

Title: Residents Turn Out to Meeting to Hear Proposal (sic) Mine

Summary: Discusses local resident attendance (reported around 20 attendees) at the public meeting at Bobs Farm Community Hall, facilitated by Tattersall Lander on 12 September, 2018 to illustrate the detail of the proposed sand mine development and to seek community comment.

(Note: See **Appendix 3** for full article)

10 ASSESSMENT OF SOCIAL IMPACTS RAISED BY SPECIFIED STAKEHOLDERS

10.1 Matters Raised at the Public Meeting 12 September, 2018

Questions and comments raised by attendees at the Public Meeting held on 12 September, 2018 are summarised (in descending order of the number of times raised by meeting participants; with number of times raised indicated) as follows:

Table 10-1: Matters Raised by Public Participants at Public Meeting 12 September, 2018

Public Meeting Commentary	No. of Times Raised
Proposed development details including frequency of trucks and sand removal	17
Sand: resource detail and markets	11
Strategic relationship between sand movement to the site and the wider locality including Stockton Beach and Newcastle: potential to halt sand loss from sand source areas to this site and to others in the vicinity	7
Project relationship between applicant/landowner/Ausgrid	6
Details of sand already removed for Ausgrid easement maintenance purposes	6
Ability for other existing mines in the locality to remove the sand rather than creating a new facility	4
Responsibility for project monitoring	3
Impact on existing road infrastructure	2
Responsibility for preparation of expert reports which inform the EIS	2
Applicant company characteristics	1
Owner company characteristics and land ownership	1
Involvement of State Government	1
Lead time for EIS preparation and lodgement	1
Requirement for Species Impact Statement?	1
Site development context	1
Potential to reintroduce the sand to Stockton Beach	1
Processes involved for additional site mining beyond that proposed	1
Setting precedent for more mines – this is the only location where sand break to easement has occurred	1
Relationship between proposed development and the water table	1
Visual impacts from sand dunes to the south which are currently the subject of tourist activity	1
Potential use of vegetation to slow down movement of windblown sand	1
Removal of existing vegetation by NPWS and creation of associated issues	1
Ongoing dune stability	1

10.2 Matters Raised by Statutory Authorities

Consulted government agencies have advised that they will each provide their (further) comments and requirements once the Development Application and EIS have been reviewed. The extent to which matters raised by those agencies are currently known is limited to information provided with the SEARs. SEARs are discussed in the detail of the EIS prepared by Tattersall Lander.

11 RESPONSE TO MATTERS RAISED AT THE PUBLIC MEETING, 12 SEPTEMBER, 2018

11.1 Overview

Due to the limited physical nature of the proposed development (including requirements to remove sand under the electricity easement for Ausgrid maintenance purposes), the primary nature of discussion by public meeting participants was centred on questions and comments rather than commentary by way of specific objection due to perception of adverse impacts.

Matters raised at the public meeting are responded to below. Responses provided below were also made available to meeting participants during the course of the public meeting.

Impacts of the proposed development and associated amelioration strategies are discussed in the detail of the EIS prepared by Tattersall Lander Pty. Ltd.

11.2 Proposed Development Details Including Frequency of Trucks and Sand Removal

- Sand will be removed to a maximum of 50,000 cubic metres per annum at intervals where wind-blown sand provides potential incursion and maintenance issues to Ausgrid power lines. This will occur on an as needs basis for easement availability purposes.
- The project is proposed to have a life of up to 30 years.
- Sand will be loaded via a front-end loader into haulage trucks and removed from the site to market destinations; primarily Newcastle and the Hunter Valley.
- Sand will be removed to ground level only.
- A maximum of 40 heavy vehicle trips per day will remove sand during a peak time.
- 6 part-time employee positions will be required for construction of the Site Office and Manager's Residence for a period of 2 months.
- 6 part-time employee positions will be required for internal road construction purposes for 2 months.
- 2 sand loading operators and 8-10 truck drivers will be required for sand removal and haulage during the time it is loaded and removed from the site.
- The grade at which the sand dune is proposed to be modified under different circumstances is as follows: (1) When the sand mine is not actively loading out, the face should be battered down to an angle of no greater than 1.5H:1V; and (2) From a geotechnical perspective a maximum batter slope of 2H:1V be adopted for the final landform batter.

11.3 Sand: Resource Detail and Markets

- Existing dunes are approximately 13 metres high (electricity cables which are part of the 33KV line are approximately 9 metres in height).
- The sand resource is intended for general construction and filling purposes in various locations. Product will be classified as VENM (Virgin Excavated Natural Material) and would be used for bulk filling of land and developments.
- As previously detailed, sand markets are primarily those within Newcastle and the Hunter Valley.

11.4 Strategic Relationship Between Sand Movement to the Site and the Wider Locality Including Stockton Beach and Newcastle: Potential to Halt Sand Loss from Sand Source Areas to this Site and to Others in the Vicinity

- Not the focus of this application: strategic direction required by others.

11.5 Details of Sand Already Removed for Ausgrid Easement Maintenance Purposes

- 10,000 tonnes of sand was removed within 8 days as a critical emergency measure due to potential electrical arcing between the sand and electricity cables.

11.6 Ability for Other Existing Sand Mines in the Locality to Remove the Sand Rather than Creating a New Facility

- Land owner has existing commercial interests with Hay Enterprises Pty. Ltd. to remove sand from the property

11.7 Responsibility for Project Monitoring

- Tattersall Lander Pty. Ltd.
- Hay Enterprises Pty. Ltd.
- Ausgrid
- Environment Protection Authority (the proposed development is integrated development pursuant to section 4.46 of the *Environmental Planning & Assessment Act 1979*: the development constitutes a scheduled activity (extractive industry) pursuant to the *Protection of the Environment Operations Act 1997* requiring an Environment Protection Licence (EPL) pursuant to sections 43(b), 48 and 55).

11.8 Impact on Existing Road Infrastructure

- Limited: see Traffic Impact Assessment in the EIS.

11.9 Responsibility for Preparation of Expert Reports Which Inform the EIS

- Tattersall Lander Pty. Ltd. as well as various specialist consultants sourced by Tattersall Lander Pty. Ltd.

11.10 Applicant Company Characteristics

- Tattersall Lander Pty. Ltd., Development Consultants

11.11 Owner Company Characteristics and Land Ownership

- Ragusa Pty. Ltd.

11.12 Involvement of State Government in Resource Extraction

- Nil

11.13 Lead time for EIS Preparation and Lodgement

- The Public Meeting was advised around 3 months pending completion of Aboriginal Cultural Heritage Assessment. An Aboriginal Heritage Impact Permit (AHIP) is required which requires a likely EIS lodgement during October, 2019.

11.14 Requirement for Species Impact Statement?

- None required as demonstrated by Wildthing Environmental Consultants in their ecological assessment.

11.15 Site Development Context

- Part of the Port Stephens LGA.
- Several additional sand mines operating in the vicinity (see detail in EIS).
- Wind-blown sand creating maintenance issues for Ausgrid easement.

11.16 Potential to Reintroduce the Sand to Stockton Beach

- Not the focus of this application

11.17 Processes Involved for Additional Site Mining Beyond that Proposed

- None proposed. Should further development be proposed, it would be subject to the provisions of relevant legislation at the time of any further proposal.

11.18 Setting Precedent for More Mines – This is the Only Location Where Sand Break to Easement has Occurred

- For the purposes of sand removal under the easement, any further sand incursion in other locations will need to be addressed on a merits-basis.

11.19 Relationship Between Proposed Development and the Water Table

- Sand will be removed to ground level only. Sand will not be removed below this level. Ground level at the electricity easement is 9m AHD. The proposed sand extraction seeks to remove wind deposited sand at or above ground level. The construction of the proposed Site Office and Manager's Residence will also occur at ground level.

  The groundwater present beneath the site forms part of the Stockton Groundwater Resource and falls under the Water Sharing Plan for the North Coast Coastal Sands Groundwater Sources. Groundwater was encountered at a depth of approximately 2m AHD. Based on long term monitoring in nearby monitoring wells and published information, it is considered that the level of the groundwater surface may rise up to 2.8m below the base of the proposed sand extraction during wet climatic periods.

  The proposal development will not directly impact groundwater.

11.20 Visual Impacts from Sand Dunes to the South Which are Currently the Subject of Tourist Activity

- A Visual Impact Assessment forms part of the EIS prepared by Tattersall Lander Pty. Ltd. Refer to that assessment as an expert assessment.

11.21 Potential Use of Vegetation to Slow Down Movement of Windblown Sand

- Existing substantial vegetation has been encumbered, buried and subsequently killed by wind-blown sand (see details, including photographs in this report and in the EIS). Revegetation options to stabilise sand in this location are limited because of this.

11.22 Removal of Existing Vegetation on Dunes in the Locality by NPWS and Creation of Associated Issues

- Noted

11.23 Ongoing Dune Stability

- The grade at which the sand dune is proposed to be modified under different circumstances is as follows: (1) When the sand mine is not actively loading out, the face should be battered down to an angle of no greater than 1.5H:1V; and (2) From a geotechnical perspective a maximum batter slope of 2H:1V be adopted for the final landform batter.

12 SOCIO-ECONOMIC IMPLICATIONS OF THE PROJECT

Sand from the proposed development site will be classified as VENM (Virgin Excavated Natural Material) and will be used for bulk filling of land and developments. The sand resource is intended for general construction and filling purposes in various locations; primarily Newcastle and the Hunter Valley.

The sand extraction will provide a cost-effective supply sand for the local and regional development industry.

The proposed operation will only source workers from the Port Stephens and local regional areas, so creating local sustainable jobs. The proposed sand mine provides an opportunity for local employment at Anna Bay and other local and regional businesses through the multiplier effect. The proposed sand extraction through the life of the mining operations will allow for the continued employment of local workers.

6 part-time employee positions will be required for construction of the Site Office and Manager's Residence for a period of 2 months. Similarly, 6 part-time employee positions will be required for internal road construction purposes for 2 months. 2 sand loading operators and 8-10 truck drivers will be required for sand removal and haulage during the time it is loaded and removed from the site. The proposed sand extraction facility will contribute to the up-skilling of the local workforce in training and development of staff.

The approval of the sand extraction operation will see jobs generated for up to 30 years.

Low volumes of sand are expected from this operation and will only be used for general construction and filling purposes. No specialist sand is available from this resource. At an advised rate of $19 per cubic metre for the sand, the economic yearly potential based on a maximum of 50,000 cubic metres per annum is $950,000.

13 MONITORING OF SOCIAL IMPACTS AND ONGOING COMMUNITY ENGAGEMENT

An important part of any social impact assessment relates to temporal and ongoing monitoring. Monitoring programs are useful in establishing not only project developments, but also community concerns and how such considerations may or may not align with actual risks or perceived impacts.

The following measures are credible methods of ongoing community engagement and could be encouraged in this particular circumstance, subject particularly, to community demand for same:

- Creation of a Community Consultative Committee
- Dedicated phone hot lines for regulation, compliance and emergency matters
- Community information sessions
- Annual community reports
- Annual dialogue with neighbours: formal and informal

14 CONCLUSION

The SIA has identified a range of stakeholder considerations associated with the proposal. Due to the limited physical nature of the proposed development (including requirements to remove sand under the electricity easement for Ausgrid maintenance purposes), the primary nature of discussion by the public has been centred on questions and comments rather than commentary by way of specific objection due to perception of adverse impacts.

Relevant community and technical mitigation strategies have been cited to address the variety of considerations which have been raised by both the public and by other stakeholders.

The EIS prepared for the proposed development incorporates a significant number of specific mitigation strategies in relation to the following considerations, as well as providing an associated Statement of Commitments:

- Traffic Impacts
- Ecological Impacts
- Noise and Vibration
- Air Quality
- Aboriginal Cultural Heritage

As is the case with many resource extraction projects, the perceived and experienced social impacts/ issues are often greatest for those living in closest proximity to the proposal, or those who perceive they will be most directly impacted by the development. Consequently, should the development application be approved, an appropriate social impact monitoring program should be developed to assess the degree to which impacts are occurring and appropriate methodologies by which to mitigate any impacts.

It will be vital for the proponent to maintain an ongoing dialogue with local residents throughout the operation of the sand mine in relation to issues of relevance and importance to the community.

The proposed sand extraction facility will provide a sand resource suitable for general purposes in the construction industry. Importantly, removal of windblown sand will also ensure that the 33KV electricity easement within the site is kept clear of sand and can be accessed for maintenance purposes.

Sand removal at the site will be initiated primarily by the need to remove sand for easement maintenance purposes. Whilst, because of this, the extraction rate will not necessarily reach its maximum threshold in any one year (50,000 cubic metres), the SIA and the associated EIS have each been prepared having regard to the impacts created at that level.

The project can be implemented with minimal adverse socio-economic and environmental impacts as demonstrated throughout this report and the associated EIS.

The project is justified on the basis of the efficient utilisation of available existing resources; maintenance of the existing electricity easement and overall economic benefits to local, regional and State economies.

References

(1) References

Australian Bureau of Statistics (2011) Australian 2011 Census
Australian Bureau of Statistics (2016) Australian 2016 Census
NSW Department of Planning & Environment (2017) Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development
Port Stephens Council (2018) Port Stephens Local Environmental Plan 2013
Tattersall Lander Pty. Ltd. (2019) Draft Environmental Impact Statement Anna Bay Sand Mine
Vanclay (2003) International Principles for Social Impact Assessment

(2) References Specific to Media Articles

Port Stephens Examiner
Article: 20 September, 2018: 'Residents Turn Out to Meeting to Hear Proposal (sic) Mine'.

Appendix 1: Anna Bay Demographic Profile & Comparison to Port Stephens, NSW and Australia

People	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Male	1,857	48.4	35,289	49.4	3,686,014	49.3	11,546,638	49.3
Female	1,983	51.6	36,092	50.6	3,794,217	50.7	11,855,248	50.7
Aboriginal/Torres Strait Islander	109	2.8	3,448	4.8	216,176	2.9	649,171	2.8

Age	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Median Age	47		45		38		38	
0-4	177	4.6	3,806	5.3	465,135	6.2	1,464,779	6.3
5-9	167	4.4	4,400	6.2	478,184	6.4	1,502,646	6.4
10-14	250	6.5	4,350	6.1	443,009	5.9	1,397,183	6.0
15-19	286	7.5	4,200	5.9	448,425	6.0	1,421,595	6.1
20-24	202	5.3	3,561	5.0	489,673	6.5	1,566,793	6.7
25-29	163	4.3	3,266	4.6	527,161	7.0	1,664,602	7.1
30-34	147	3.8	3,335	4.7	540,360	7.2	1,703,847	7.3
35-39	155	4.0	3,549	5.0	499,724	6.7	1,561,679	6.7
40-44	234	6.1	4,334	6.1	503,169	6.7	1,583,257	6.8
45-49	276	7.2	4,459	6.2	492,440	6.6	1,581,455	6.8
50-54	265	6.9	5,002	7.0	485,546	6.5	1,523,551	6.5
55-59	297	7.7	5,002	7.0	469,726	6.3	1,454,332	6.2
60-64	244	6.4	5,078	7.1	420,044	5.6	1,299,397	5.6
65-69	297	7.7	5,468	7.7	384,470	5.1	1,188,999	5.1
70-74	291	7.6	4,588	6.4	292,556	3.9	887,716	3.8
75-79	208	5.4	3,141	4.4	217,308	2.9	652,657	2.8
80-84	104	2.7	1,988	2.8	155,806	2.1	460,549	2.0
>85	70	1.8	1,840	2.6	167,506	2.2	486,842	2.1

Social Marital Status	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Registered Marriage	1,272	46.8	25,956	50.9	2,612,630	48.3	8,001,141	47.7
De Facto Marriage	303	11.2	5,327	10.4	506,133	9.4	1,751,731	10.4
Not Married	1,141	42.0	19,703	38.6	2,290,887	42.3	7,024,973	41.9

Level of Highest Education	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Bachelor Degree (or higher)	290	8.9	6,470	11.0	1,424,716	23.4	4,181,406	22.0
Diploma	272	8.4	5,289	9.0	543,142	8.9	1,687,893	8.9
Certificate 4	146	4.5	2,352	4.0	167,947	2.8	551,767	2.9
Certificate 3	629	19.4	10,981	18.7	730,498	12.0	2,442,203	12.8
Year 12	308	9.5	6,232	10.6	930,654	15.3	2,994,097	15.7
Year 11	151	4.7	2,237	3.8	203,574	3.3	941,531	4.9
Year 10	532	16.4	9,743	16.6	702,178	11.5	2,054,331	10.8
Certificate 2	0	0.0	67	0.1	4,849	0.1	13,454	0.1
Certificate 1	0	0.0	3	0.0	625	0.0	2,176	0.0
<Year 9	333	10.3	6,109	10.4	513,209	8.4	1,529,897	8.0
No Educational Attainment	6	0.2	164	0.3	54,870	0.9	145,844	0.8
Not Stated	487	15.0	7,099	12.1	627,465	10.3	1,974,794	10.4

Employment	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Worked full-time	848	51.6	15,985	53.0	2,134,521	59.2	6,623,065	57.7
Worked part-time	591	35.9	10,281	34.1	1,071,151	29.7	3,491,503	30.4
Away from work	88	5.3	1,687	5.6	174,654	4.8	569,276	5.0
Unemployed	118	7.2	2,212	7.3	225,546	6.3	787,452	6.9

Occupation	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Technicians/Trade Workers	293	19.2	4,940	17.7	429,239	12.7	1,447,414	13.5
Community/Personal Service	209	13.7	3,562	12.7	350,261	10.4	1,157,003	10.8
Professionals	205	13.4	4,019	14.4	798,126	23.6	2,370,966	22.2
Sales Workers	180	11.8	2,905	10.4	311,414	9.2	1,000,955	9.4
Labourers	176	11.5	3,151	11.3	297,887	8.8	1,011,520	9.5
Managers	171	11.2	3,023	10.8	456,072	13.5	1,390,047	13.0
Clerical/Administrative Workers	166	10.9	3,601	12.9	467,977	13.8	1,449,681	13.6
Machinery Workers/Drivers	109	7.1	2,272	8.1	206,839	6.1	670,106	6.3

Median Weekly Incomes	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
Personal	497		563		664		662	
Family	1,297		1,402		1,780		1,734	

Household	1,065		1,158		1,486		1,438	
Travel to Work	**Anna Bay**	**%**	**Port Stephens**	**%**	**NSW**	**%**	**Aus**	**%**
Car (as driver)	1,089	71.1	19,643	70.3	1,953,399	57.8	6,574,571	61.5
Car (as passenger)	81	5.3	1,280	4.6	144,820	4.3	489,922	4.6
Worked at Home	61	4.0	1,367	4.9	163,026	4.8	503,582	4.7
Walked Only	51	3.4	731	2.6	130,957	3.9	370,427	3.5
Family Composition	**Anna Bay**	**%**	**Port Stephens**	**%**	**NSW**	**%**	**Aus**	**%**
Couple Family without Children	414	41.9	8,804	45.3	709,524	36.6	2,291,987	37.8
Couple Family with Children	390	39.5	7,267	37.4	887,358	45.7	2,716,224	44.7
One Parent Family	176	17.8	3,167	16.3	310,906	16.0	959,543	15.8
Other Family	8	0.8	208	1.1	32,438	1.7	102,559	1.7
Employment Status of Parents	**Anna Bay**	**%**	**Port Stephens**	**%**	**NSW**	**%**	**Aus**	**%**
Both employed (full-time work)	130	16.1	2,403	14.9	360,916	22.6	1,084,006	21.6
Both employed (part-time work)	31	3.8	670	4.2	63,106	4.0	203,596	4.1
One employed full-time, one part-tim	170	21.0	3,142	19.5	329,567	20.6	1,086,460	21.7
One employed full-time, one not wor	76	9.4	1,963	12.2	240,084	15.0	749,886	15.0
One employed part-time, one not wo	62	7.7	1,004	6.2	96,933	6.1	302,037	6.0
Both not working	259	32.0	5,081	31.6	334,742	21.0	1,006,697	20.1
Other	31	3.8	774	4.8	80,905	5.1	264,145	5.3
Dwelling Structure	**Anna Bay**	**%**	**Port Stephens**	**%**	**NSW**	**%**	**Aus**	**%**
Separate House	1,057	77.5	20,932	79.6	1,729,820	66.4	6,041,788	72.9
Semi-detached	173	12.7	361	13.7	317,453	12.2	1,055,016	12.7
Flat/Apartment	3	0.2	1,004	3.8	519,390	19.9	1,087,434	13.1
Other	111	8.1	621	2.4	23,580	0.9	64,425	0.8
Household Composition	**Anna Bay**	**%**	**Port Stephens**	**%**	**NSW**	**%**	**Aus**	**%**
Family Households	978	71.2	19,001	72.3	1,874,524	72.0	5,907,625	71.3
Single Person Households	356	25.9	6,637	25.3	620,778	23.8	2,023,542	24.4
Group Households	39	2.8	647	2.5	109,004	4.2	354,917	4.3

Number of Motor Vehicles/Dwelling	Anna Bay	%	Port Stephens	%	NSW	%	Aus	%
None	53	3.9	1,074	4.1	239,625	9.2	623,829	7.5
1 Vehicle	531	38.8	9,295	35.4	946,159	36.3	2,881,485	34.8
2 Vehicles	462	33.7	9,709	36.9	887,849	34.1	2,999,184	36.2
3 Vehicles	265	19.3	5,043	19.2	435,053	16.7	1,496,382	18.1
Not Stated	59	4.3	1,165	4.4	95,623	3.7	285,197	3.4

Appendix 2
Appendix 2: Anna Bay Community Meeting 12 September, 2018 Public Notification and Presentation Overview

Public Meeting

Proposed Anna Bay Sand Quarry and Ancillary Caretaker's Residence/ Site Office

Lot 591 DP 1191380: 4226 Nelson Bay Road, Anna Bay

A Public Meeting will be held at Anna Bay/Birubi Point Community Hall, 1a Fishermans Bay Road, Anna Bay, on Wednesday 12 September, 2018, commencing at 6:00pm.

Ragusa Pty Ltd is proposing to undertake a sand quarrying development and build an ancillary caretaker's residence/site office on land at 4226 Nelson Bay Road, Anna Bay.

Tattersall Lander Pty Ltd acts for Ragusa Pty Ltd in the preparation of an Environmental Impact Statement (EIS) for the proposed development at the site.

The project proposes the establishment of a sand quarry with a yearly production rate maximum of 50,000 cubic metres per year.

The Public Meeting will be provided with a detailed briefing on proposed operational and planning details and the local community is invited to raise any relevant issues and questions.

For further information, please contact Bob Lander or Julie Wells on 4987 1500.

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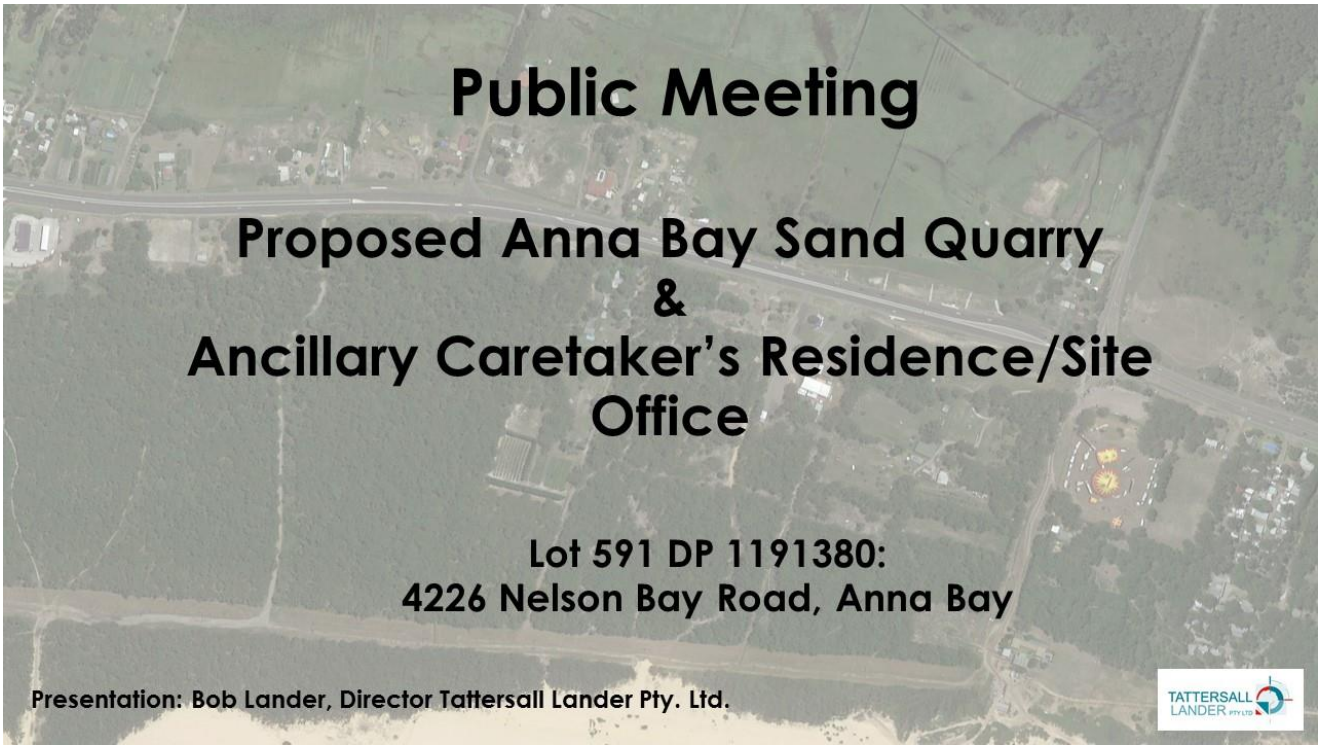
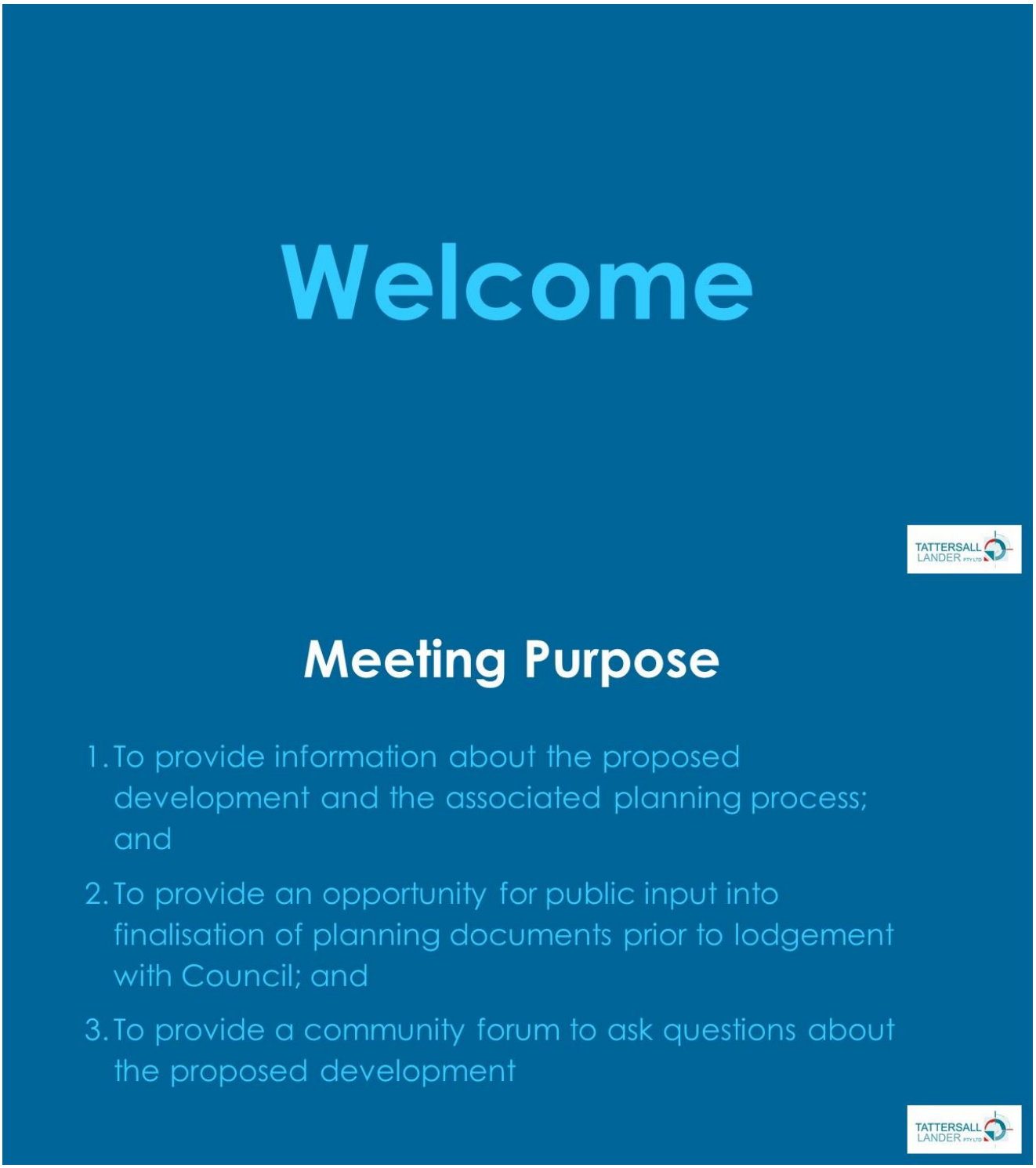
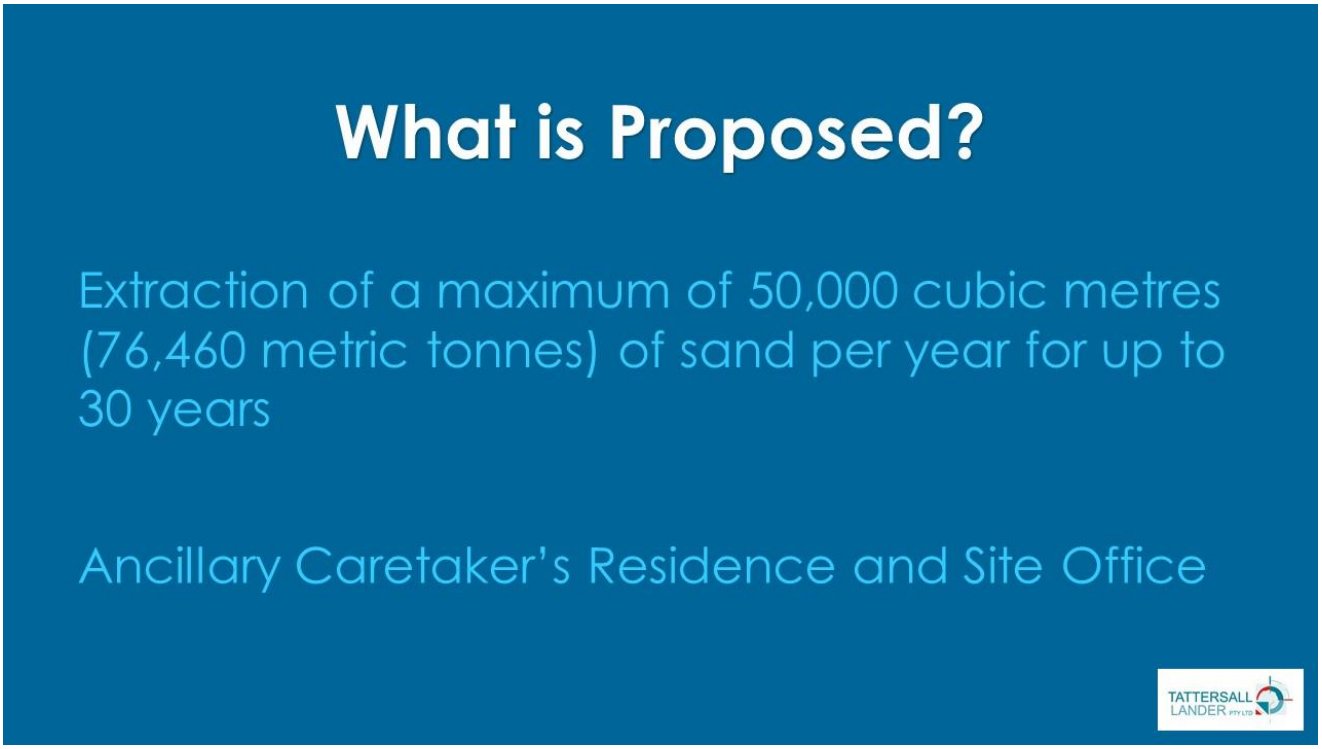

Public Meeting
Proposed Anna Bay Sand Quarry
&
Ancillary Caretaker's Residence/Site Office
Lot 591 DP 1191380:
4226 Nelson Bay Road, Anna Bay
Presentation: Bob Lander, Director Tattersall Lander Pty. Ltd.

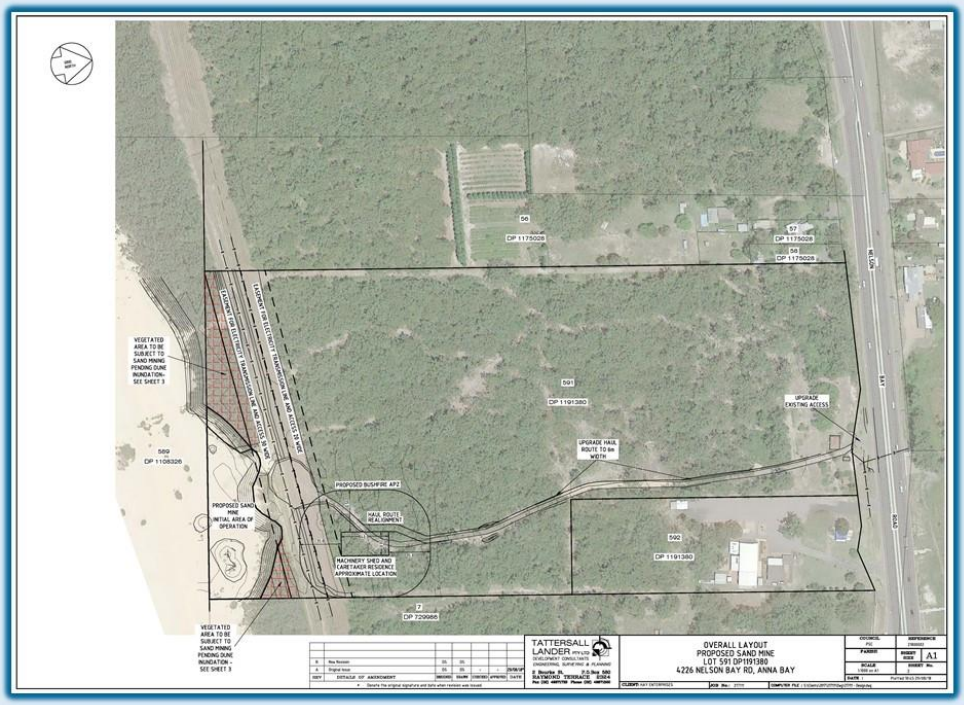

Welcome
Meeting Purpose
1. To provide information about the proposed development and the associated planning process; and
2. To provide an opportunity for public input into finalisation of planning documents prior to lodgement with Council; and
3. To provide a community forum to ask questions about the proposed development


Role of Tattersall Lander Pty. Ltd.
Preparation of an Environmental Impact Statement (EIS)
Detail of EIS prescribed by Department of Planning & Environment
Lodgement of Development Application with Port Stephens Council
Joint Regional Planning Panel is the determining authority
Ongoing Project Management

Site Plan


N
W
E
S
Legend
Property Boundary
Taylors Beach
Bobs Farm
Anna Bay
6374700
6372700
0
600
1200
1800
2400 m
410000
412000
414000


What is Proposed?
Extraction of a maximum of 50,000 cubic metres (76,460 metric tonnes) of sand per year for up to 30 years
Ancillary Caretaker's Residence and Site Office



Proposed Site Development


Sand Deposition
Electricity Easement
Vegetation

Sand Deposition

Electricity Easement

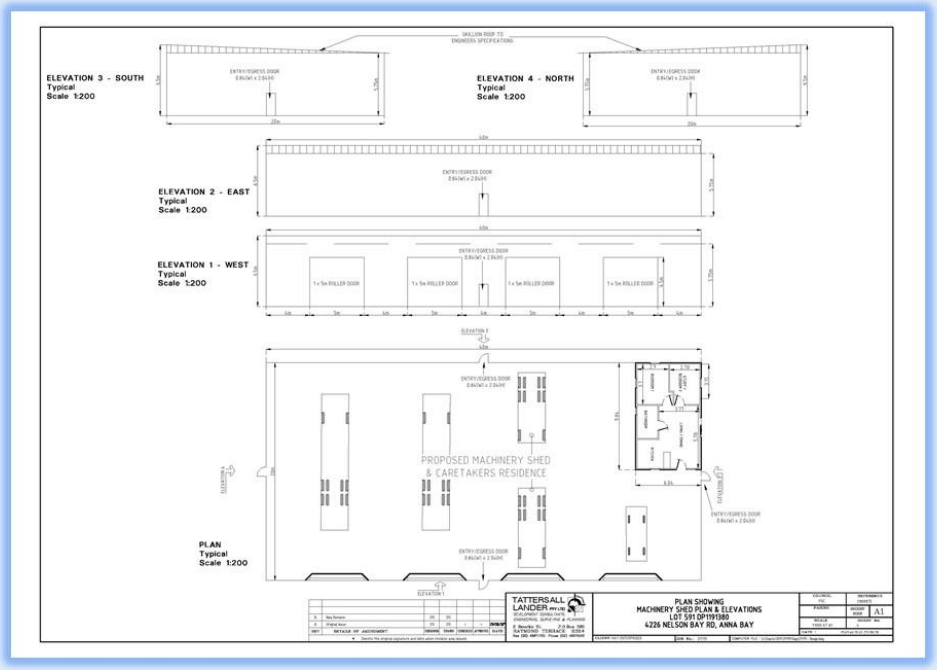
Vegetation

Sand Deposition

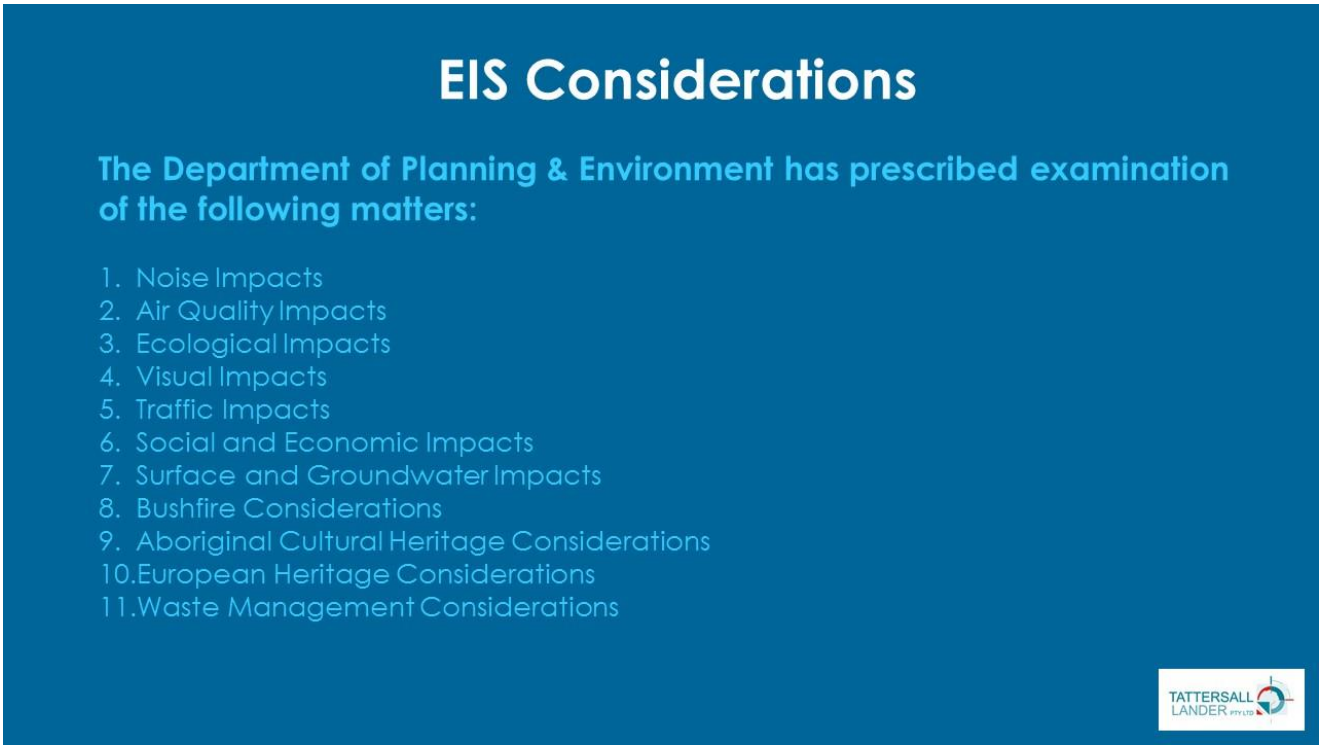
Vegetation

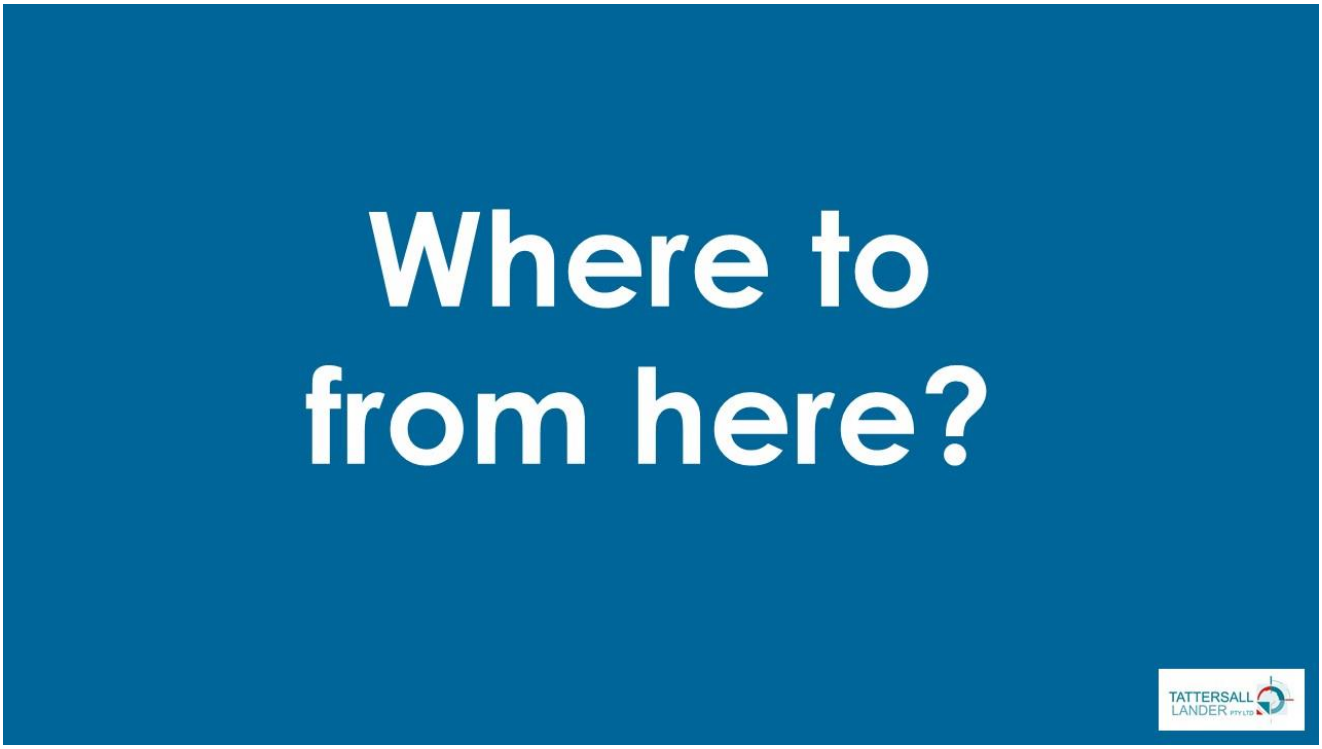
Sand Deposition

Vegetation



Proposed Caretaker's Residence & Site Office


EIS Considerations
The Department of Planning & Environment has prescribed examination of the following matters:
1. Noise Impacts
2. Air Quality Impacts
3. Ecological Impacts
4. Visual Impacts
5. Traffic Impacts
6. Social and Economic Impacts
7. Surface and Groundwater Impacts
8. Bushfire Considerations
9. Aboriginal Cultural Heritage Considerations
10. European Heritage Considerations
11. Waste Management Considerations
TATTERSALL LANDER PTY LTD


Where to
from here?
TATTERSALL LANDER PTY LTD


Questions or
Comments?

Appendix 3: Media Article

NEWS

Another sand mine proposal

BY CHARLIE ELIAS

A NEW sand mine is being proposed for Anna Bay, seeking to extract 50,000 cubic metres a year over 30 years and expecting to add 40 truck movements a day along Nelson Bay Road.

Details of the mine were revealed by consultants Tattersall Lander for owner Regusa Pty Ltd for the first time at a public meeting held last Wednesday night.

Regusa has its address listed in Soldiers Point at the same premises of Dalcorp, operator of the Soldiers Point Marina.

The proposal is for a sand quarrying development and caretaker's residence on land at 4226 Nelson Bay Road (behind the Baylife Church) at Anna Bay. There are three existing sand mines within close proximity of the new proposal.

PUBLIC MEETING: Bob Lander addresses the gathering who turned out at the Birubi Community Hall to hear about another proposed sand mine for Anna Bay.

Project manager Bob Lander told around 20 residents who attended the meeting at Birubi Community Hall on September 12 that the need to extract sand stemmed from a build up of sand over time which had the potential to cause interference with Ausgrid's transition lines.

"In some areas the sand dunes are higher than the existing nine-metre high power cables," Mr Lander told the gathering.

An Ausgrid spokesperson said that Ausgrid was not aware of the development application and was not in a position to make a comment because it "had not been approached regarding the EIS [environment impact statement]".

Mr Lander said it was proposed that the Bobs Farm-based civil works and demolition firm Hay Enterprises would provide the earthworks for the project.

Faced with questions over the impact on the underground water table, Mr Lander assured residents that sand would only be extracted from above ground level.

He also responded to the concerns expressed by residents over the proposed increase in the number of truck movements along busy Nelson Bay Road and access to the site.

"There will be a maximum of 40 truck movements a day for five-and-a-half days a week, and a left-turn only lane will be added subject to the normal Roads and Maritime Services conditions," he said.

Mr Lander said that an environmental impact statement addressing noise, air quality, groundwater, ecology, visual, traffic, social, economic, bushfire, waste management and Aboriginal heritage was being prepared before lodgement with the Department of Planning could take place.

He said that the development application process was expected to take at least nine months and the final decision rested with the state-based Joint Regional Planning Panel (JRPP). Port Stephens Council would also be expected to comment on the merits of the proposal.