

27 November 2025

File No: NTH25/00598/001
Your Ref: SSD-99860959

The Director
Department of Planning, Housing & Infrastructure
NSW Major Projects Portal

Attention: Jarrod Blane

Request for input to Environmental Assessment Requirements for the Bobs Farm Sand Quarry at Lot 254 DP753204, 3631 Nelson Bay Road Bobs Farm

I refer to your email of 19 November 2025 requesting input from Transport for NSW to the Secretary's Environmental Assessment Requirements (SEARs) for the abovementioned development proposal.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the [Connecting NSW Strategy](#).

Nelson Bay Road (MR108) is a classified (State) road and all other roads within the site location are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW requests that a Transport Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the [TfNSW Guide to Transport Impact Assessment, 2024](#), Austroads Guide to Traffic Management Part 12 and the complementary TfNSW Supplement.

Prior to the proponent undertaking any traffic modelling to support the Transport Impact Assessment, it is recommended a traffic modelling 'assumptions and methodology' paper be prepared in consultation with TfNSW.

The 'assumptions and methodology' paper should identify, at minimum:

- a. Traffic count data source,
- b. Assumptions for modelling, including traffic volumes, trip distributions, background growth; and,
- c. Scenarios to be run (i.e. existing; existing plus development; and, existing plus development, plus the 10-year horizon). Note additional scenarios may be required to identify hold points or triggers for infrastructure upgrades related to staged development. TfNSW can assist with the relevant scenarios to be modelled.

If you have any further enquiries regarding the above comments please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Holly Taylor', written in dark ink.

Holly Taylor

A/Manager Development Services North
Technical Advice & Development Services
Transport Planning
Planning, Integration & Passenger